SITE PLAN

0 5' 10' 20'

SCALE: 1" = 10'

VICINITY MAP

AGENCY & CODE COMPLIANCE NOTES

Project Address:	540 Newport Way NW Issaquah, WA 98027
Legal Description:	BEG 525 FT N & 980 FT W OF SE COR OF NW 1/4 OF SE 1/4 TH N 125 FT TH W 136.5 FT TO E LN OF ISSAQUAH NEWPORT RD TH SELY ALG RD TO A PT 50 FT W OF BEG TH E TO BEG LESS S 28 FT THOF TGW N 101.2 FT OF W 15 FT OF FOLG DES TR-BAAP ON ELY MGN ISSAQUAH-NEWPORT RD 154 FT NLY OF SLY LN N 1/2 OF S 1/2 SD SEC TH NWLY ALG E LN SD HWY 86 FT TH E 50 FT TH N TO N LN OF N 1/2 OF S 1/2 OF SD SUBD TH E 311.5 FT M/L TAP 668.5 FT W OF E LN SD SUBD TH S 132 FT TH SWLY TO BEG
Parcel #:	282406-9142
Property Owner:	Ken & Kyle Sinner
Zoning:	MF-M (Multi-Family Medium Density)
Code Jurisdiction:	▪ 2012 International Building Code,2012 International Fire Code, 2012 Uniform Plumbing Code including all WA State Amendments ▪ 2012 WA State Energy Code WA State Ventilation and Indoor Air Quality Code ▪ 2009 ICC/ANSI 117.1 Accessible Useable Buildings and Facilities
Type of work - This Building Application:	Substantial Remodel and Addition of existing beauty salon to new 2-story office building utilizing existing foundation system.
Existing Occupancy Type:	Beauty Salon (B)
Proposed Occupancy Type:	Professional Office (B) No Change of Occupancy proposed
Accessibility:	Reconstruction will meet all accessible criteria items as noted throughout plans.
Building Construction Type:	**V-B** (No fire sprinklers or fire alarm)
Allowable Height & Building Area:	Per Section 503 and Table 503: for type **V-B** construction and **B** occupancy: ▪ maximum allowable s.f. = 9,000 s.f. ▪ maximum allowable height = 40 feet ▪ maximum number of stories = 2
Actual Height & Building Area:	▪ Main Level = 2,004.5 s.f. / Upper Level = 1,098 s.f. Total s.f. = 3,102.5 s.f. ▪ Maximum Height @ ridge = 24.5 feet ▪ Number of stories = 2
Adjusted Area for Parking:	▪ Main Level = 1,675.5 s.f. / Upper Level = 1,044 s.f. Total = 2,719.5 s.f.
Occupant Load:	Per Table 1004.1.2: Main Level @ 2,004.5 s.f. = 20 occupants / 1 exit required – 1 exit provided Upper Level @ 1,098 s.f. = 11 occupants / 1 exit required – 1 exit provided **Total Occupancy Load for Building = 31 occupants (2 separate suites)**
Plumbing Fixtures:	Main Level: 20 occupants – (1) Men & (1) Women's Bathrooms provided / Drinking fountain not required Upper Level: 11 occupants – (1) Unisex Bathroom provided / Drinking Fountain not required
Lot Area:	11,325 s.f. (0.26 acre)
Pervious/Impervious Ratio:	50% allowed per Development Standards Existing Impervious Areas including gravel parking lot & decks: 7,413 s.f. 65.45% Pervious/Impervious Ratio (Existing – Non-Compliant) Proposed Impervious Area including gravel parking lots & deck: 6,709 s.f. 59.24% Pervious/Impervious Ratio (Existing – Non-Compliant) **Note: 704 s.f. of existing impervious area converted to pervious "landscape" area.**
Impervious Area converted from parking lot to building:	149 s.f.

SHEET INDEX

REGISTERED ARCHITECT
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STATE OF WASHINGTON
11/19/2015

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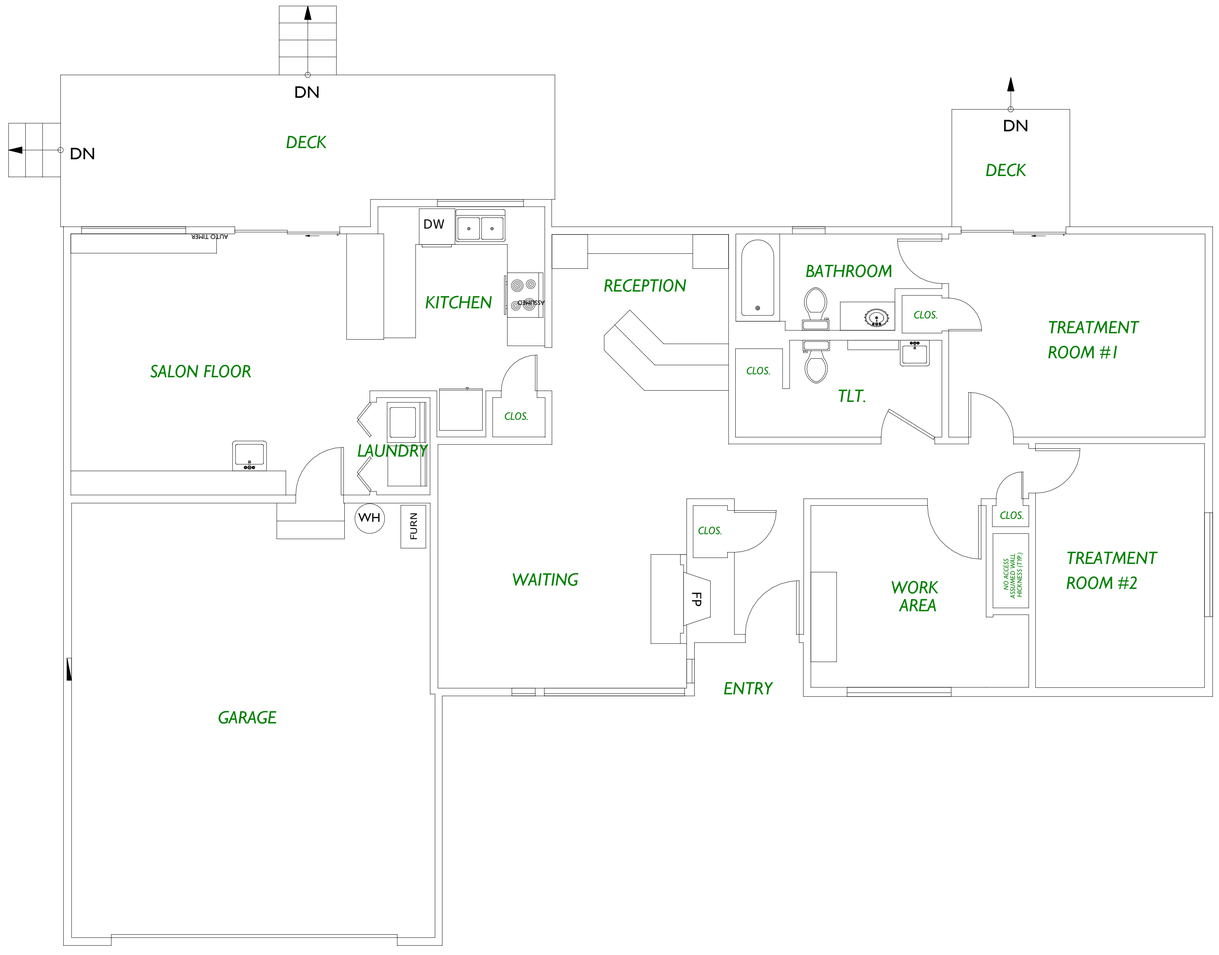
revisions

date 11/19/2015
project no 15-404
drawn by MOB

PROPOSED REMODEL FOR:
WINDSOR CONSTRUCTION
540 NEWPORT WAY NW
ISSAQUAH, WA 98027

A
1



AS-BUILT FLOOR PLAN

0 2' 4' 8'

1,098 USEABLE S.F.

SCALE: 1/4" = 1'0"

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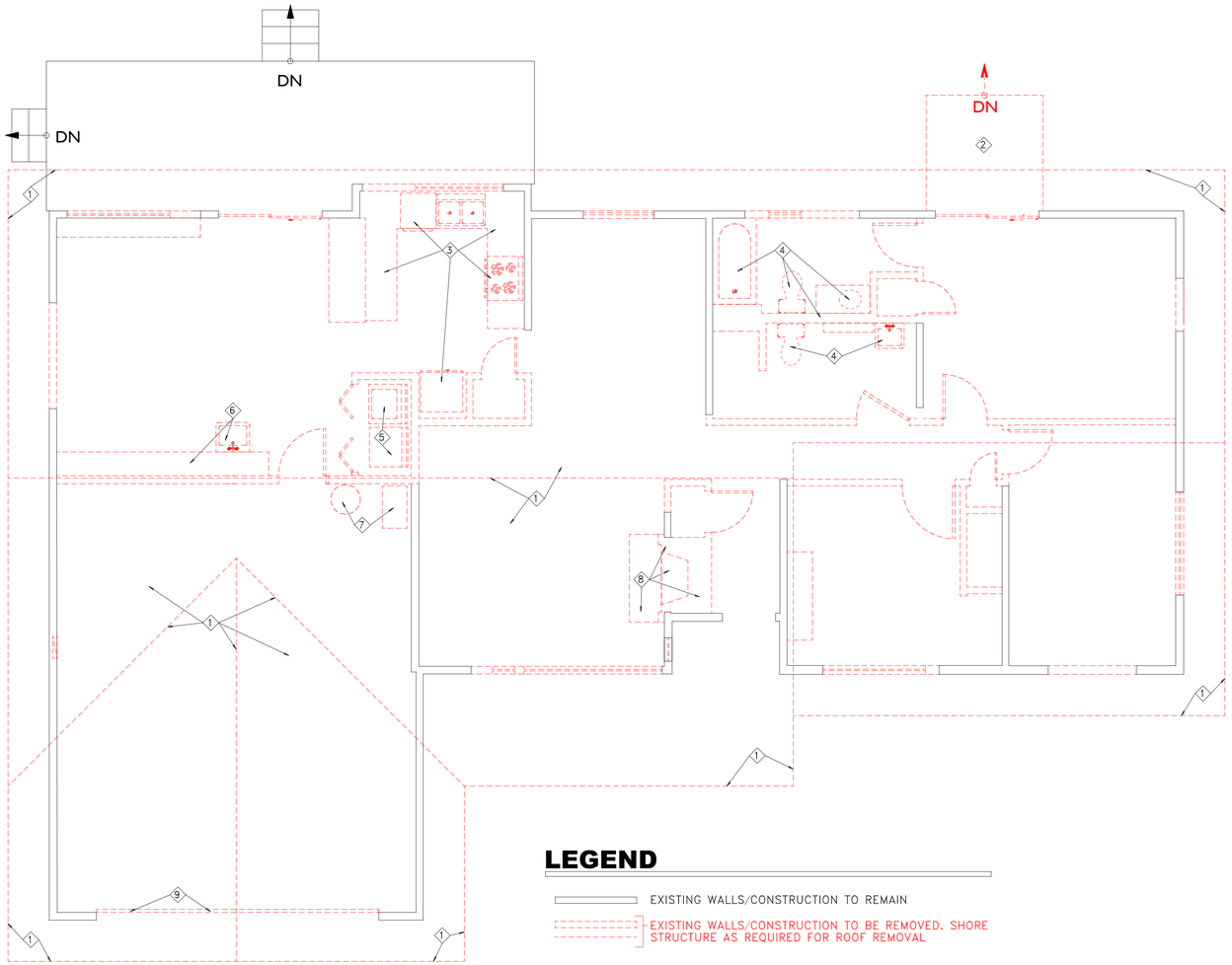

LEGEND

EXISTING WALLS/CONSTRUCTION TO REMAIN

EXISTING WALLS/CONSTRUCTION TO BE REMOVED. SHORE STRUCTURE AS REQUIRED FOR ROOF REMOVAL

DEMOLITION PLAN

0 2' 4' 8'

SCALE: 1/4" = 1'0"

DEMOLITION NOTES

1. REMOVE EXISTING ROOF STRUCTURE, GUTTERS AND DOWNSPOUTS
2. REMOVE EXISTING PORCH STRUCTURE AND STEPS – CONVERT THIS AREA TO PERVIOUS LANDSCAPING.
3. REMOVE EXISTING CABINETS AND APPLIANCES. CAP AND REMOVE PLUMBING PER CODE.
4. REMOVE EXISTING BATHROOM FIXTURES & WALLS. CAP AND REMOVE PLUMBING PER CODE.
5. REMOVE EXISTING CLOTHES WASHER AND DRYER INCLUDING DRYER VENT. CAP AND REMOVE PLUMBING AND ELECTRICAL PER CODE.
6. REMOVE EXISTING SINK AND SHELVING. CAP AND REMOVE PLUMBING PER CODE.
7. REMOVE EXISTING HOT WATER TANK, FURNACE AND ASSOCIATED DUCTING. CAP AND REMOVE PLUMBING AND ELECTRICAL PER CODE.
8. REMOVE EXISTING FIREPLACE, HEARTH AND CHIMNEY
9. REMOVE EXISTING GARAGE DOOR AND ASSOCIATED OPERATOR AND TRACKS

GENERAL NOTES

1. SHORE STRUCTURE PRIOR TO ANY DEMOLITION FOR SAFETY
2. PROTECT ALL EXISTING UTILITES FROM DAMAGE DURING CONSTRUCTION.
3. PROPERLY DISPOSE OF ALL CONSTRUCTION DEBRIS, FIXTURES AND APPLIANCES. RECYCLE MATERIAL TO THE FULLEST EXTENT POSSIBLE.
4. STRIP ALL DRYWALL FROM EXISTING EXTERIOR WALLS TO ALLOW FOR INSTALLATION OF NEW R-13 FULL DEPTH BATT INSULATION AND VAPOR BARRIER.

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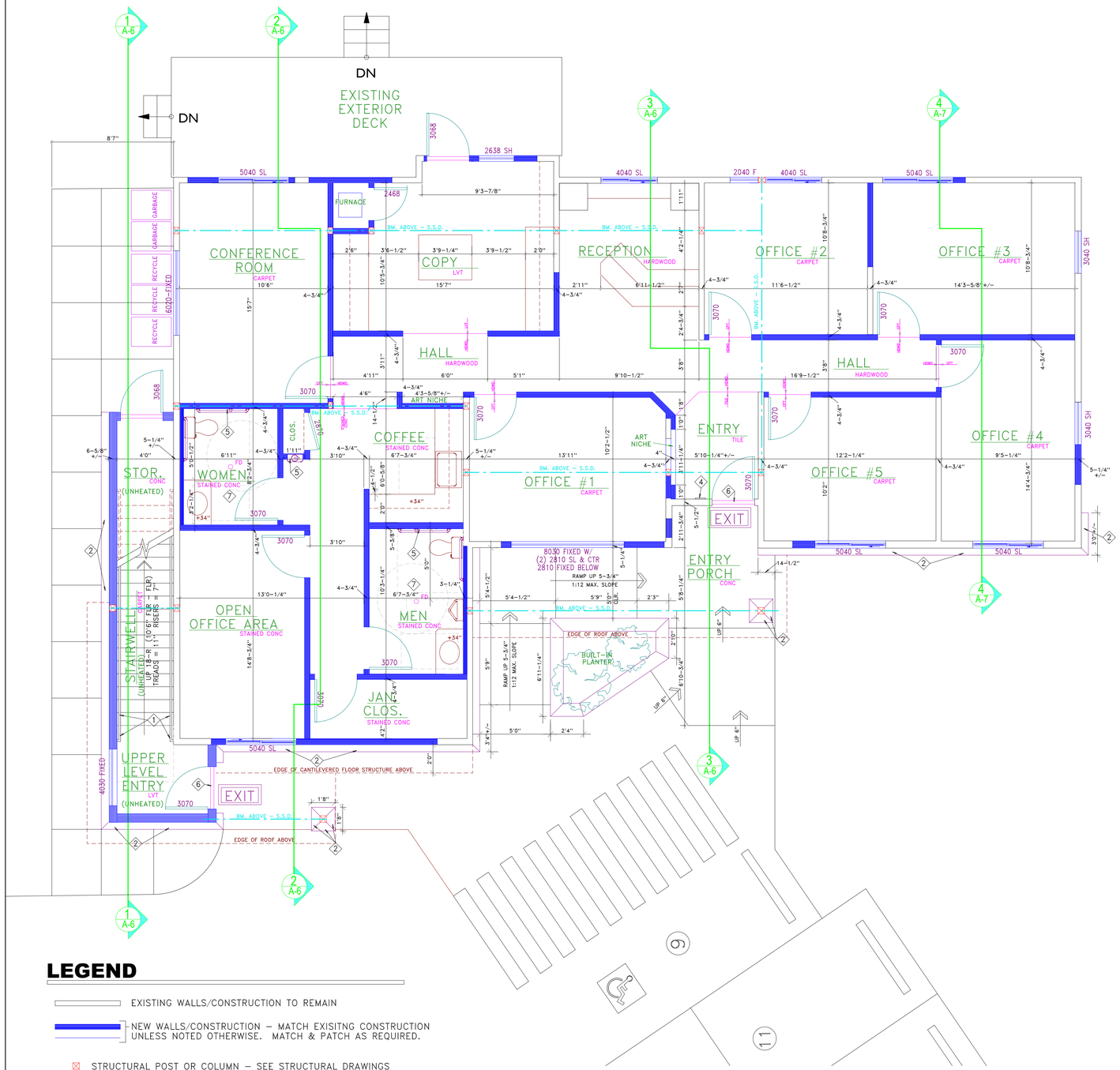

CONSTRUCTION NOTES

1. FURNISH & INSTALL HANDRAILS ON BOTH SIDES OF STAIRS AS SHOWN @ 36" ABOVE TREAD NOSINGS EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER & AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. HANDRAILS TO RETURN TO WALL AS SHOWN. SEE SECTION 1 ON SHEET A-8 FOR RAILING ELEVATION & RAILING SKETCH THIS SHEET.
2. 2'6" HIGH VENEER STONE WAINSCOT W/ CAP (ELDORADO STONE OR APPROVED EQUAL) INSTALL PER MANUFACURER'S INSTRUCTIONS. COLOR & STYLE NOT YET DETERMINED. FLASH CAP TO SIDING & CAULK AS REQUIRED.
3. 10 LB ABC TYPE FIRE EXTINGUISHER – VERIFY APPROVED LOCATION WITH BUILDING INSPECTOR
4. INSTALL TACTILE "EXIT" SIGN PER IBC 1011.3 – LOCATER PER MOUNTIN LOCATION SHOWN ON SHEET A-10
5. PROVIDE 4' HIGH P-LAM WAINSCOTE WITHIN 2' OF PLUMBING FIXTURES PER SANITATION CODE. ALTERNATE: PAINT WALLS IN BATHROOM WITH EPOXY PAINT.
6. PROVIDE ADA COMPLIANT THRESHOLD – MAX. HGT. 1/2" BEVELED PER ANSI A117 – SECTION 303.3
7. SEE SHEET A-10 FOR ADDTIONAL INFORMATION AND REQUIREMENTS FOR ACCESSIBLE BATHROOMS. NOTE: THESE BATHROOMS ARE SINGLE-USE TYPE AND WILL HAVE PRIVACY LEVER HARDWARE THUS ALLOWING INSWING DOORS.

GENERAL NOTES

1. ALL DOORS TO HAVE LEVER TYPE HANDLES TO MEET ANSI REQUIREMENTS
2. DIMENSIONS ARE MEASURED FROM FACE OF DRYWALL OR FACE OF PLYWOOD –NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING
3. WINDOW LABELS ARE NOMINAL SIZES. VERIFY ACTUAL ROUGH OPENING REQUIREMENTS W/ WINDOW MANUFACTURER.

LEGEND

- EXISTING WALLS/CONSTRUCTION TO REMAIN
- NEW WALLS/CONSTRUCTION – MATCH EXISITNG CONSTRUCTION UNLESS NOTED OTHERWISE. MATCH & PATCH AS REQUIRED.
- STRUCTURAL POST OR COLUMN – SEE STRUCTURAL DRAWINGS

MAIN LEVEL FLOOR PLAN

2,004.5 USEABLE S.F.
1,675.5 S.F. FOR PARKING REQUIREMENTS

SCALE: 1/4" = 1'0"

0 2' 4' 8'

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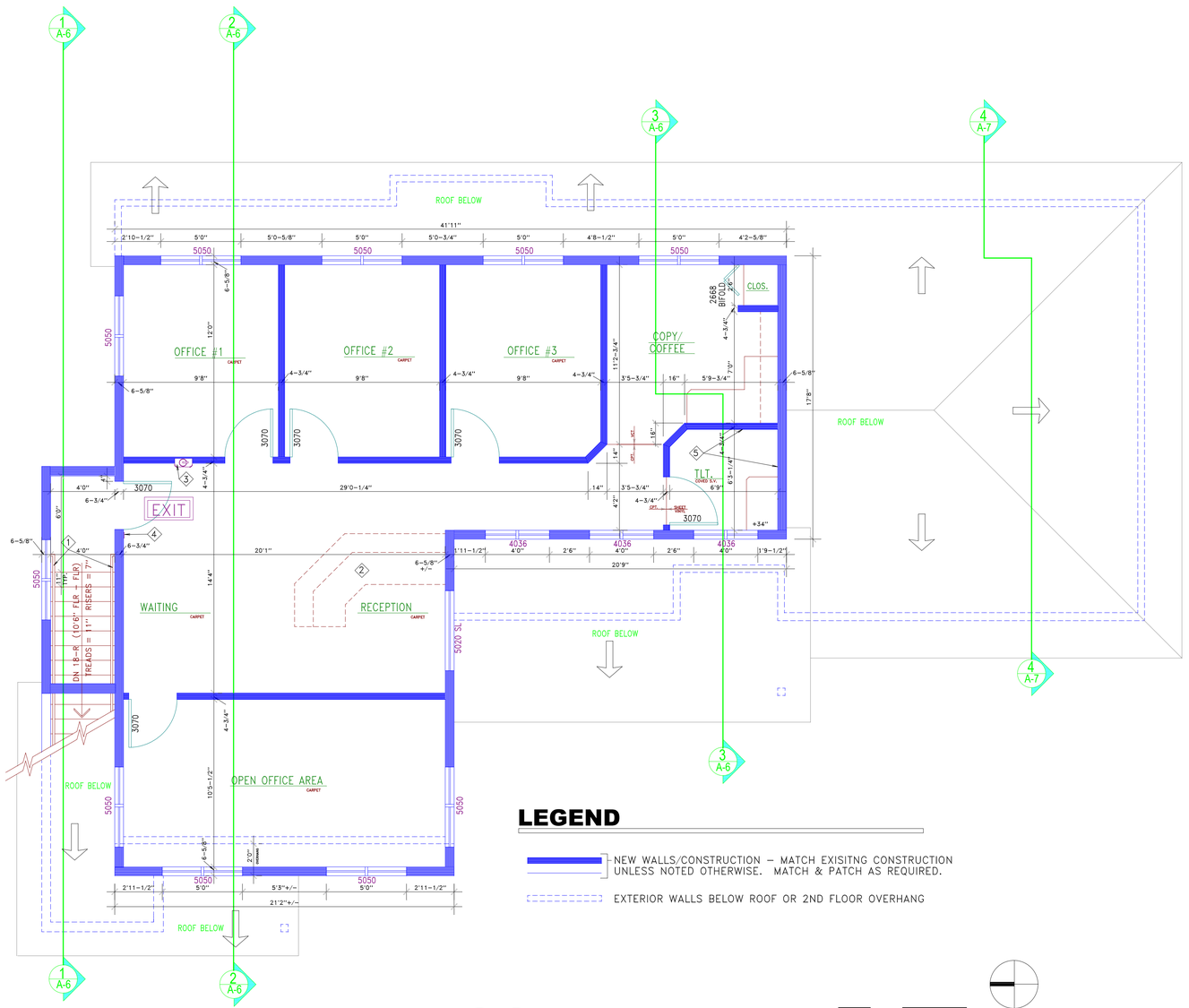
A
4



LEGEND

NEW WALLS/CONSTRUCTION – MATCH EXISITNG CONSTRUCTION UNLESS NOTED OTHERWISE. MATCH & PATCH AS REQUIRED.

EXTERIOR WALLS BELOW ROOF OR 2ND FLOOR OVERHANG

UPPER LEVEL FLOOR PLAN

0 2' 4' 8'

1,098 USEABLE S.F.
1,044 S.F. FOR PARKING REQUIREMENTS

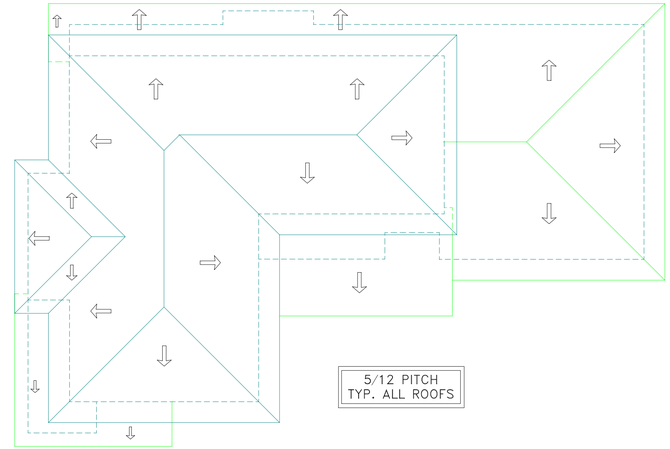
SCALE: 1/4" = 1'0"

CONSTRUCTION NOTES

1. FURNISH & INSTALL HANDRAILS ON BOTH SIDES OF STAIRS AS SHOWN @ 36" ABOVE TREAD NOSINGS EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER & AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. HANDRAILS TO RETURN TO WALL AS SHOWN. SEE SECTION 1 ON SHEET A-8 FOR RAILING ELEVATION.
2. POSSIBLE LAYOUT FOR RECEPTION DESK. NOT YET DETERMINED.
3. 10 LB ABC TYPE FIRE EXTINGUISHER – VERIFY APPROVED LOCATION WITH BUILDING INSPECTOR
4. INSTALL TACTILE "EXIT" SIGN PER IBC 1011.3
4. PROVIDE 4' HIGH P-LAM WAINSCOTE WITHIN 2' OF PLUMBING FIXTURES PER SANITSATION CODE. ALTERNATE: PAINT WALLS IN BATHROOM WITH EPOXY PAINT.

GENERAL NOTES

1. ALL DOORS TO HAVE LEVER TYPE HANDLES TO MEET ANSI REQUIREMENTS
2. DIMENSIONS ARE MEASURED FROM FACE OF DRYWALL OR FACE OF PLYWOOD –NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING
3. WINDOW LABELS ARE NOMINAL SIZES. VWERIFY ACTUAL ROUGH OPENING REQUIREMENTS W/ WINDOW MANUFACTURER.



ROOF PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'0"

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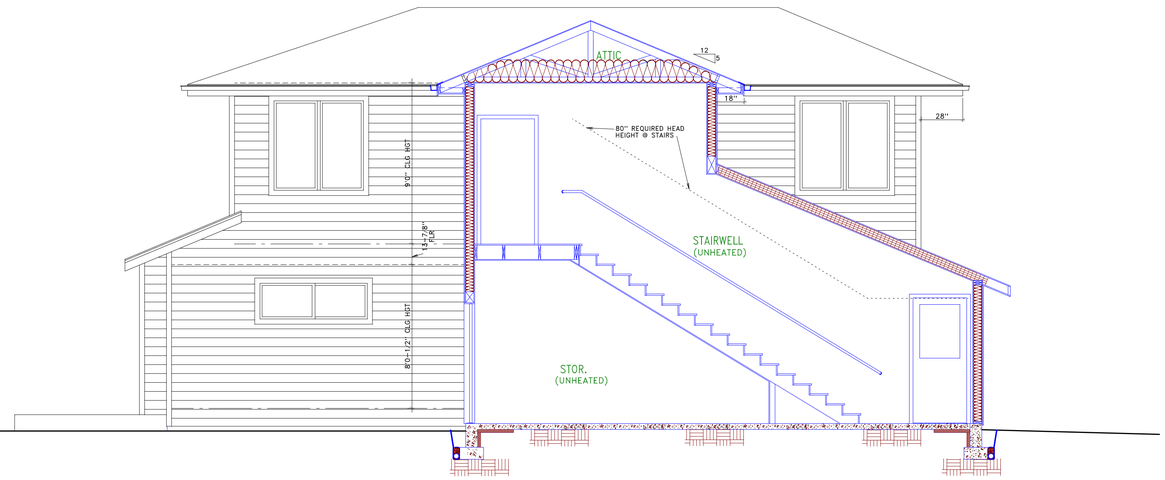
A
5



SECTION 1/A-6

0 2' 4' 8'

SCALE: 1/4" = 1'0"

LEGEND

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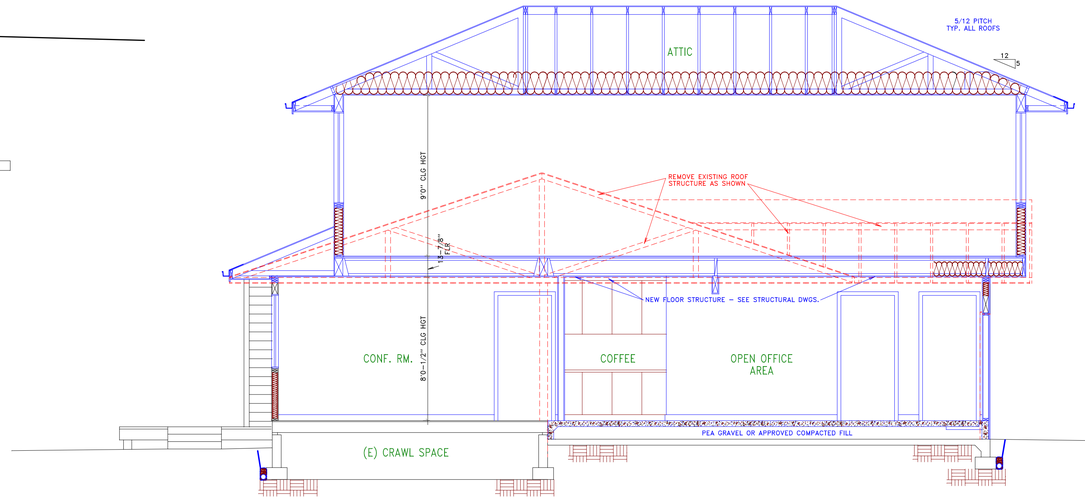
EXISTING WALLS/CONSTRUCTION TO BE REMOVED. SHORE STRUCTURE AS REQUIRED FOR ROOF REMOVAL

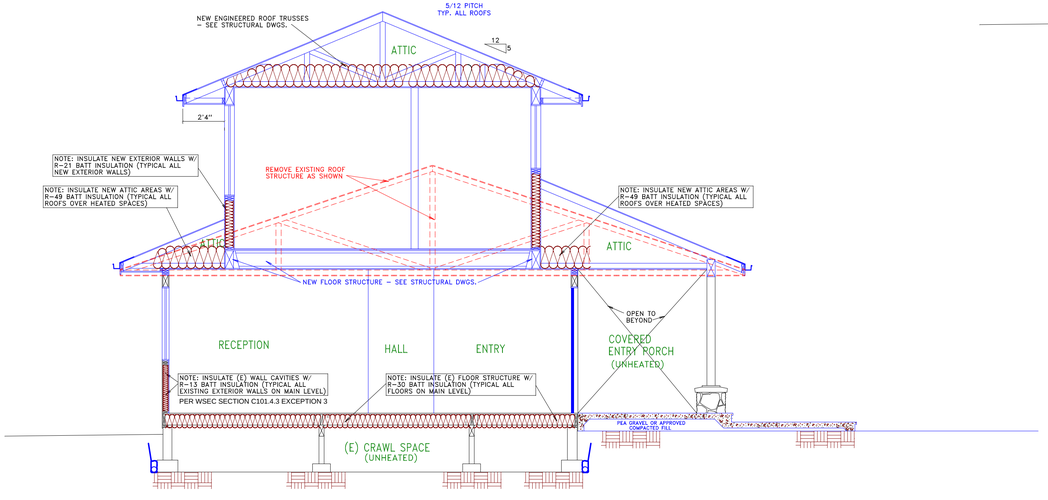
NEW WALLS/CONSTRUCTION – MATCH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE. MATCH & PATCH AS REQUIRED.



SECTION 2/A-6

0 2' 4' 8'

SCALE: 1/4" = 1'0"



SECTION 3/A-6

0 2' 4' 8'

SCALE: 1/4" = 1'0"

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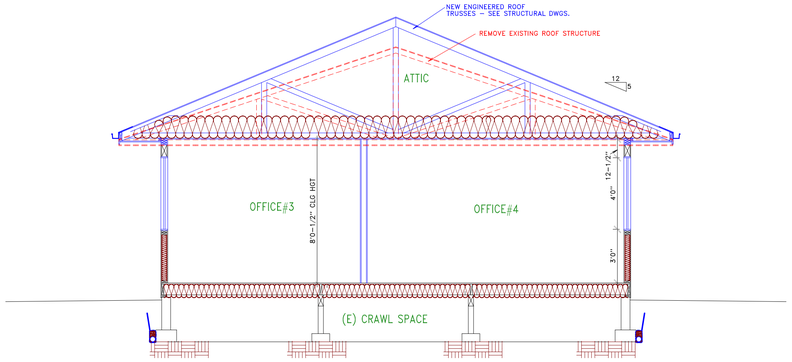
A / 6



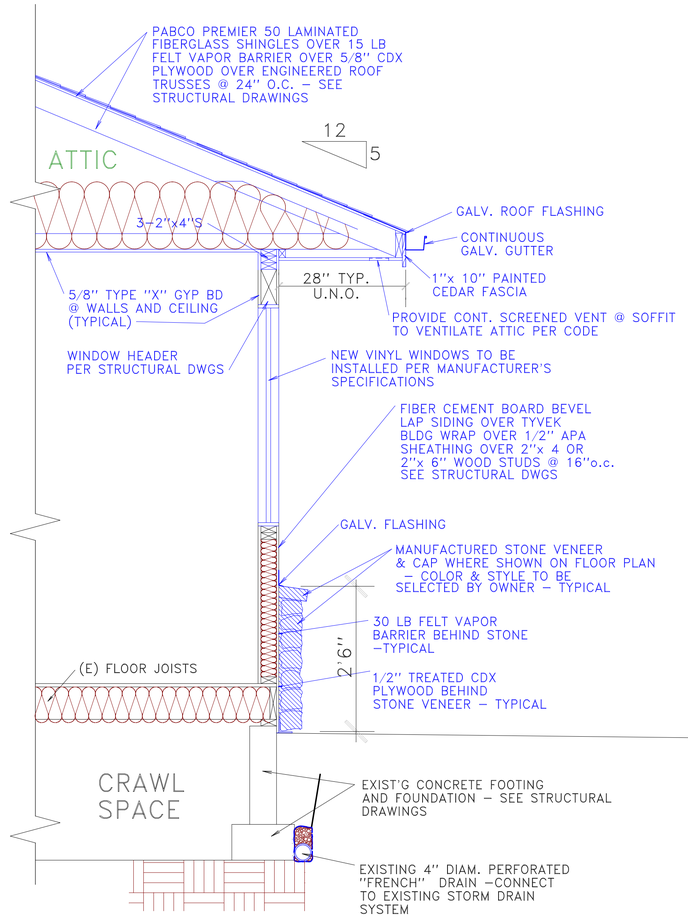
SECTION 4/A-7

0 2' 4' 8'

SCALE: 1/4" = 1'0"

LEGEND

- EXISTING WALLS/CONSTRUCTION TO REMAIN
- EXISTING WALLS/CONSTRUCTION TO BE REMOVED. SHORE STRUCTURE AS REQUIRED FOR ROOF REMOVAL
- NEW WALLS/CONSTRUCTION – MATCH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE. MATCH & PATCH AS REQUIRED.



TYP. WALL SECTION

SCALE: 3/4" = 1'0"

Envelope Requirements Summary, pg 1 — Zones 4c/5b ENV-REQ

2012 Washington State Energy Code Compliance Forms for Commercial Buildings including R2 & R3 over 3 stories and all I — Revised Oct 2013

Minimum Requirements for Prescriptive Compliance

*This table summarizes prescriptive compliance requirements for opaque elements and fenestration. **Refer to Tables C402.1.2, C402.2 and C402.3 in the 2012 WSEC for important footnotes that apply to these tables.** Refer to Section C402 for all applicable requirements that apply for each envelope element type and applicable exceptions.*

Prescriptive Path	Table C402.2 Notes 1,7 Insulation Minimum R-Value		Table C402.1.2 Notes 1,2 Assembly Maximum U-factor	
Occupancy Group	All Other	Group R	All Other	Group R
Opaque Elements				
Roofs				
Insulation Entirely above Deck N/A	R-30 c.i.	R-38 c.i.	U-0.034	U-0.031
Metal Building (with R-3.5 thermal blocks) Note 3 N/A	R-25 + R-11 Ls	R-25 + R-11 Ls	U-0.031	U-0.031
Attic and Other	R-49	R-49	U-0.021	U-0.021
Walls, Above-grade				
Mass N/A	R-9.5 c.i.	R-13.3 c.i.	U-0.104 Note 6	U-0.078
Metal Building N/A	R-13 + R-13 c.i.	R-13 + R-13 c.i.	U-0.052	U-0.052
Steel Framed N/A	R-13 + R-10c.i.	R-19 + R-8.5 c.i.	U-0.055	U-0.055
Wood Framed and Other	R-21 int	R-21 int	U-0.054	U-0.054
Below Grade Wall Note 4 N/A	Same as above grade		Same as above grade	
Floors				
Mass N/A	R-30 c.i.	R-30 c.i.	U-0.031	U-0.031
Steel Joist N/A	R-38 + R-10 c.i.	R-38 + R-10 c.i.	U-0.029	U-0.029
Wood Framed and Other	R-30	R-30	U-0.029	U-0.029
Slab-On-Grade Floors				
Unheated	R-10 for 24 in. (from top of slab)		F-0.54	F-0.54
Heated Note 5 N/A	R-10 perimeter & under entire slab		F-0.55	F-0.55
Opaque Doors				
Swinging	No R-Value for prescriptive compliance		U-0.37	U-0.37
Roll-up or sliding N/A	R-4.75	R-4.75	No U-Value for prescriptive compliance.	
	Table C402.3 - 0-30% of wall area, or 30%-40% per Section C402.3.1.1 DLZ		*Section C402.3.1.3 High Performance Fenestration Option - 0-40% of wall area*	
Fenestration	**Assembly Maximum U-factor** Notes 1,2			
Vertical Fenestration				
Nonmetal framing	U-0.30	U-0.30	U-0.28	U-0.28
Metal framing (fixed) N/A	U-0.38	U-0.38	U-0.34	U-0.34
Metal framing (operable) N/A	U-0.40	U-0.40	U-0.36	U-0.36
Entrance doors N/A	U-0.60	U-0.60	U-0.60	U-0.60
Skylights N/A				
Skylights N/A	U-0.50	U-0.50	U-0.50	U-0.50
Fenestration	**Assembly Maximum SHGC Factor**			
Vertical Fenestration	PF < 0.2: all orientations - SHGC-0.40 0.2 ≤ PF < 0.5: north - SHGC-0.44; all other - SHGC-0.48 PF ≥ 0.5: north - SHGC-0.48; all other - SHGC-0.64		PF < 0.2: all orientations - SHGC-0.35 0.2 ≤ PF < 0.5: north - SHGC-0.385; all other - SHGC-0.42 PF ≥ 0.5: north - SHGC-0.42; all other - SHGC-0.56	
Skylights N/A	SHGC-0.35		SHGC-0.35	

PER WSEC SECTION C101.4.3 - EXCEPTION #3, EXISTING WALL CAVITIES EXPOSED DURING CONSTRUCTION ARE EXEMPT FROM THIS REQUIREMENT PROVIDED THESE CAVITIES ARE INSULATED TO FULL DEPTH WITH INSULATION HAVING A MINIMUM NOMINAL VALUE OF R-3.0 PER INCH. 3-1/2" CAVITY DEPTH x 3.0 = MIN. R-10.5 CAVITIES WILL BE INSULATED W/ R-13 BATT INSULATION.

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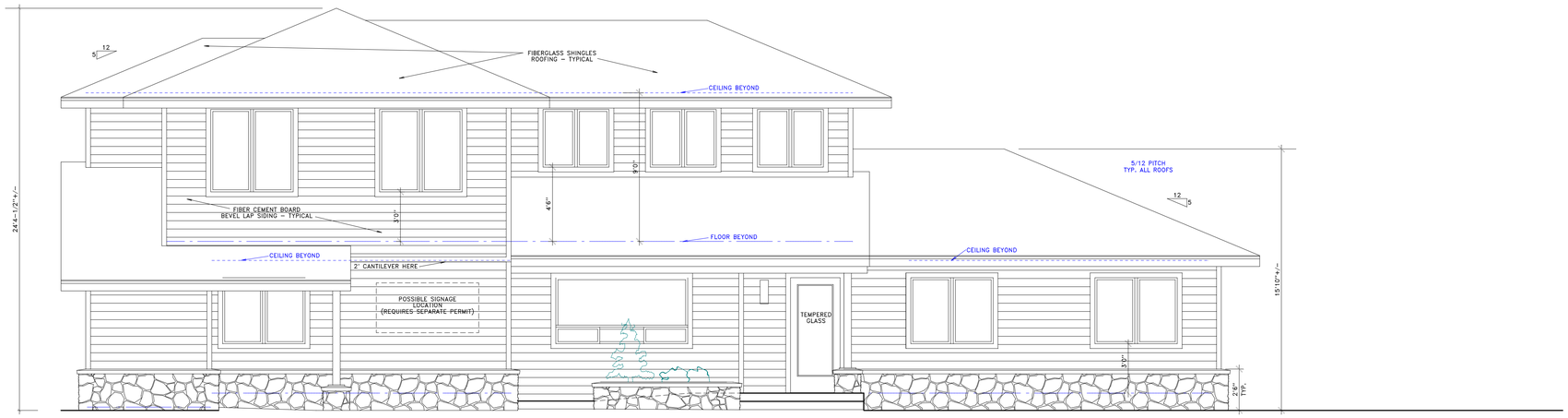
A / 7

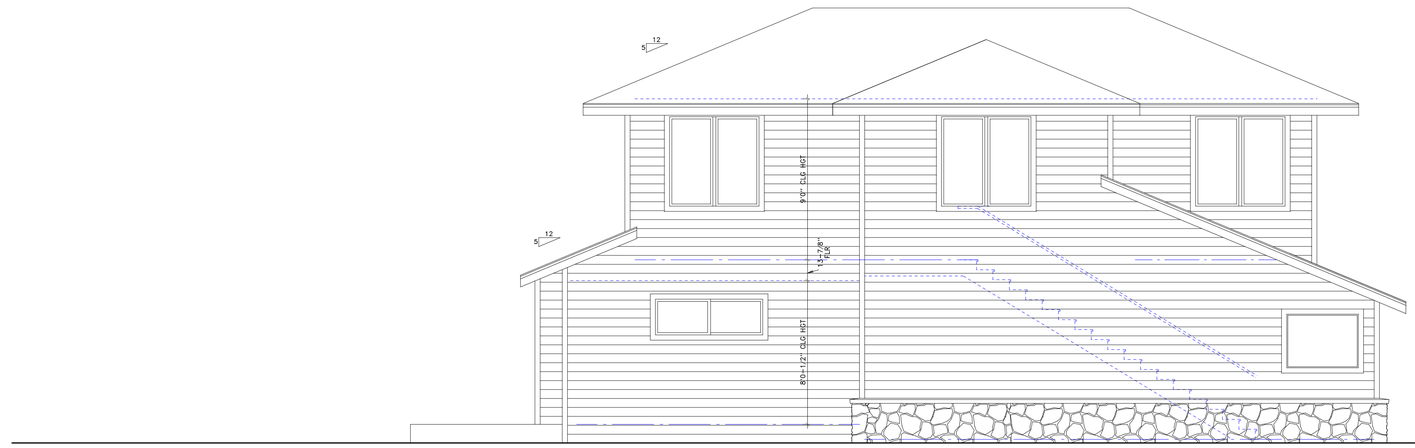


WEST ELEVATION

0 2' 4' 8'

18.67% GLAZING THIS ELEVATION

SCALE: 1/4" = 1'0"



NORTH ELEVATION

0 2' 4' 8'

8.51% GLAZING THIS ELEVATION

SCALE: 1/4" = 1'0"

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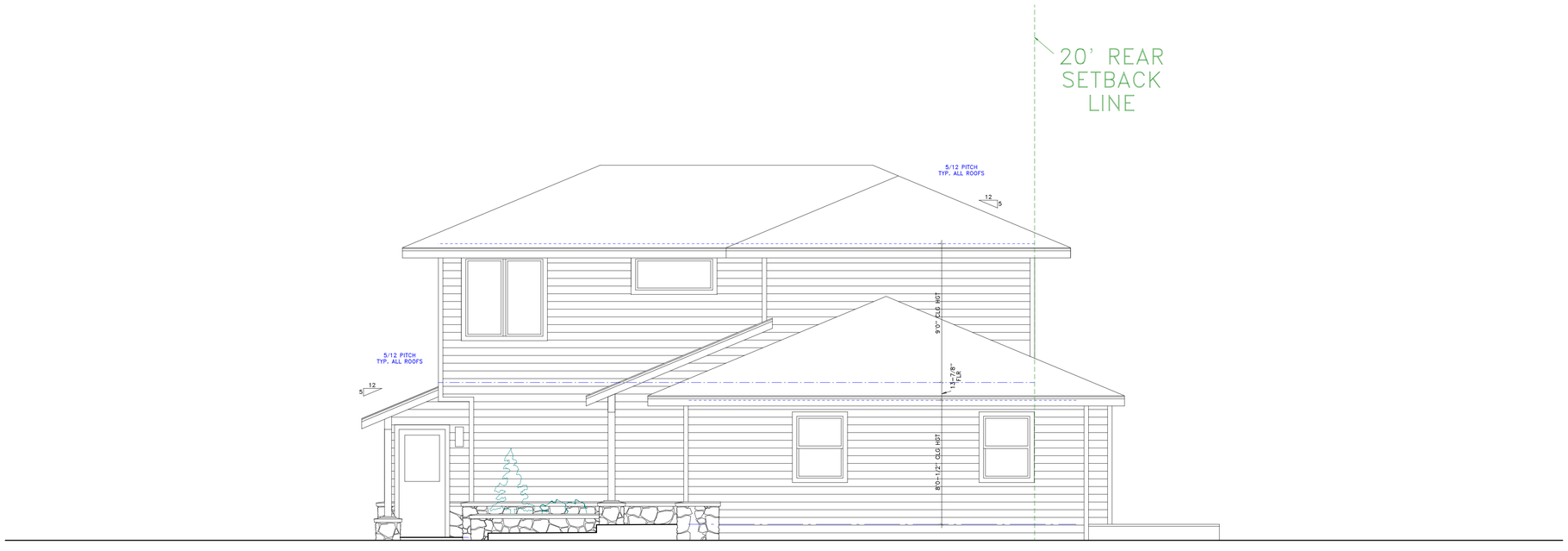
A
8

EAST ELEVATION

0 2' 4' 8'

19.67% GLAZING THIS ELEVATION

SCALE: 1/4" = 1'0"



SOUTH ELEVATION

0 2' 4' 8'

8.10% GLAZING THIS ELEVATION

SCALE: 1/4" = 1'0"

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A
9

Bellevue | Bothell | Burien | Duvall | Gig Harbor | Issaquah | Kenmore | Kirkland | Mercer Island

MyBuildingPermit.com

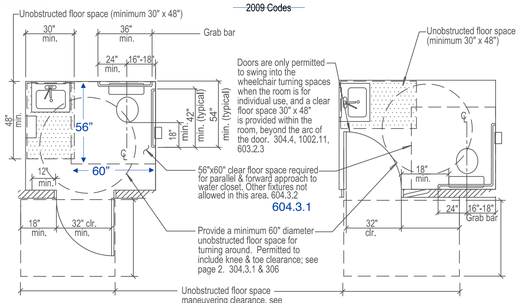
CONSTRUCTION TIP SHEET 8

Restrooms

July 2010

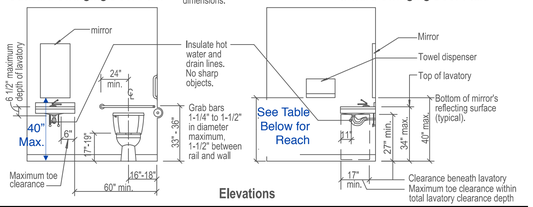
Mill Creek | Renton | Sammamish | SeaTac | Snohomish County | Snoqualmie | Woodinville

2009 Codes



Outward Swinging Door Plan

Inward Swinging Door Plan



Elevations

GENERAL INFORMATION:

For code requirements, refer to:

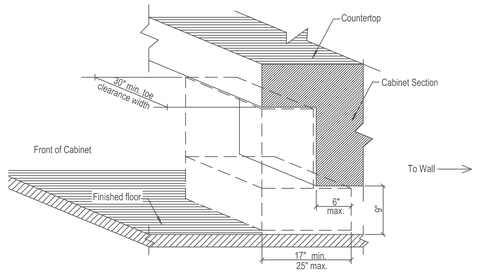
- Chapter 11 of the 2009 IBC
- Appendix Chapter E, Sections E101 - E107
- ICC / ANSI A117.1 - 2009 as amended in IBC 1101.2

Reach Range Max. Height and Depth (Inches) - See Table 603.6

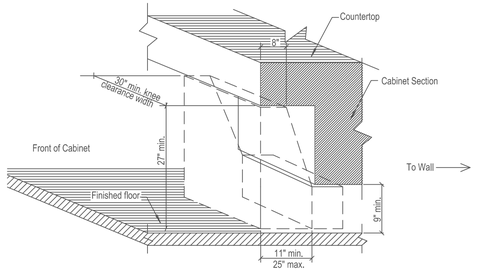
Depth Max.	0.5"	2"	5"	6"	9"	11"
Height Max.	48"	46"	42"	40"	36"	34"

Restroom Dimensional Requirements

Restrooms
Page 2 of 3

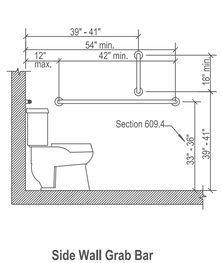


Toe Clearance

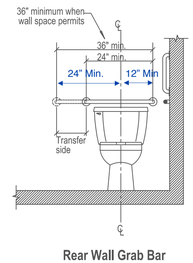


Knee Clearance

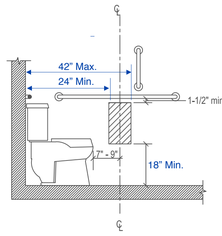
Restrooms
Page 3 of 3



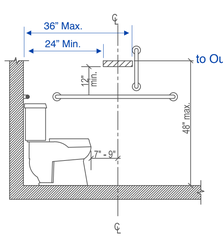
Side Wall Grab Bar for Water Closet (604.5.1)



Rear Wall Grab Bar for Water Closet (604.5.2)



Dispenser Location Below Grab Bar (Figure 604.7.a)



Dispenser Location Above Grab Bar (Figure 604.7.b)

2012 INTERNATIONAL BUILDING CODE
WA State Amendments

1101.2 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1, except those portions of ICC A117.1 amended by this section.

1101.2.1 Reserved

1101.2.2 (ICC A117.1 Section 403.5) Clear width of accessible route. Clear width of an accessible route shall comply with ICC A117.1 Section 403.5. For exterior routes of travel, the minimum clear width shall be 44 inches (1118 mm).

1101.2.3 (ICC A117.1 Section 404.2.8) Door-Opening Force. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open doors other than fire doors shall be as follows:

1. Interior hinged door: 5.0 pounds (22.2 N) maximum
2. Interior sliding or folding doors: 5.0 pounds (22.2 N) maximum
3. Exterior hinged, sliding or folding door: 10 pounds (44.4 N) maximum

Exception: Interior or exterior automatic doors complying with Section 404.3 of ICC A117.1.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

1101.2.4 Reserved.

1101.2.5 Reserved.

1101.2.6 Reserved.

1101.2.7 (ICC A117.1 Section 606.7) Operable parts. Operable parts on drying equipment, towel or cleansing product dispensers, and disposal fixtures shall comply with Table 603.6.

1101.2.8 (ICC A117.1 Section 604.6) Flush controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309, except the maximum height above the floor shall be 44 inches (1118 mm). Flush controls shall be located on the open side of the water closet.

Exception: In ambulatory accessible compartments complying with Section 604.10, flush controls shall be permitted to be located on either side of the water closet.

1101.2.9 (ICC A117.1 Section 703.6.3.1) International symbol of accessibility. Where the International Symbol of Accessibility is required, it shall be proportioned complying with ICC A117.1 Figure 703.6.3.1. All interior and exterior signs depicting the International Symbol of Accessibility shall be white on a blue background.

Effective July 1, 2013

REGISTERED ARCHITECT
4895
MICHAEL A. O'BRIEN
STATE OF WASHINGTON

11/19/2015

O'BRIEN & ASSOCIATES
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revisions

date 11/19/2015
project no 15-404
drawn by MOB

MyBuildingPermit.com

CONSTRUCTION TIP SHEET 13

Ramps and Landings

April 2014

2012 Codes

RAMPS

- Ramp surfaces are stable, firm, and slip resistant.
- Exposed exterior ramps and their approaches are constructed to prevent the accumulation of water on walking surfaces.
- Ramps used as part of means of egress have a maximum slope of 1:12..
- The maximum rise for any run is 30 inches.
- Ramp cross slopes are not steeper than 1:48.
- Ramps may not be less than the required exit width, with a minimum dimension of 36" between the handrails for interior ramps, and 44" for exterior ramps..
- Headroom at all parts of the means of egress is not less than 80 inches.

RAMP AND LANDING EDGE PROTECTION

- Any portion of the edge of a ramp with a slope greater than 1:20, or landing which is more than 1/2 inch above the adjacent grade or floor within 10 inches horizontally, requires edge protection.
- Edge protection is required on each side of ramp runs and at each side of ramp landings, by a curb or barrier or by extended floor surface. (An extended floor surface occurs when the surface of ramp or landing extends 12 inches minimum beyond the inside face of a railing.)
  Exceptions:
  - Edge protection is not required on ramps not required to have handrails, provided they have flared sides complying with ICC/ANSI A117.1-2003, Section 406.3, Sides of Curb Ramps.
  - Edge protection is not required on sides of ramp serving an adjacent ramp run or stairway.
  - Edge protection is not required on sides of ramp landings with vertical drop-off of not more than 1/2 inch within 10 inches horizontally of the minimum landing area.
- Edge protection options:
  1. A curb or barrier is required that prevents passage of a 4-inch sphere below the height of 4 inches. (See Figure 1.a. and 1.b.)
  2. Railings: When used, railings are required to have one of the following features:
     a. An intermediate rail mounted 17-19 inches above the ramp or landing surface. (See Figure 1.c.), or
     b. A guard complying with IBC 1013. See Construction Tipsheet 3, or
     c. The surface of the ramp or landing extends 12 inches beyond the inside face of the railing. (See Figure 1.d.)
- For curb ramps refer to Construction Tip Sheet 9.

LANDINGS

- Ramp surfaces are stable, firm and slip resistant.
- Exposed exterior ramps and their approaches are constructed to prevent the accumulation of water on walking surfaces.
- Ramps within the accessible route of travel have landings at the top and bottom, points of turning, entrance, exits, and doors and at least one intermediate landing for each 30 inches of rise with a minimum dimension of 60 inches in the direction of the ramp run.
- Ramps that change direction at landings have landings sized to provide a 60 inch turning space (60 x 60 inches) or a T-shaped intersection 60 inches long by 36 inches wide (36 inches wide at each arm of T). See Figure 2.
- The minimum width of the landing is as wide as the widest ramp leading to the landing.
  Exception: Landings in nonaccessible R-2 and R-3 individual dwelling units may be 36 x 36 inches. (IBC 1010.6.3)
- Landings don't slope more than 1:48.
- Maneuvering clearances for doors can overlap the landing area where doorways are adjacent to the ramp.

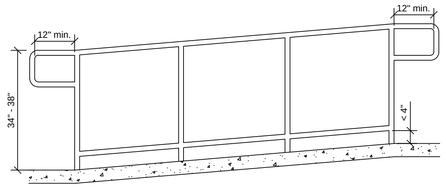
GENERAL INFORMATION:

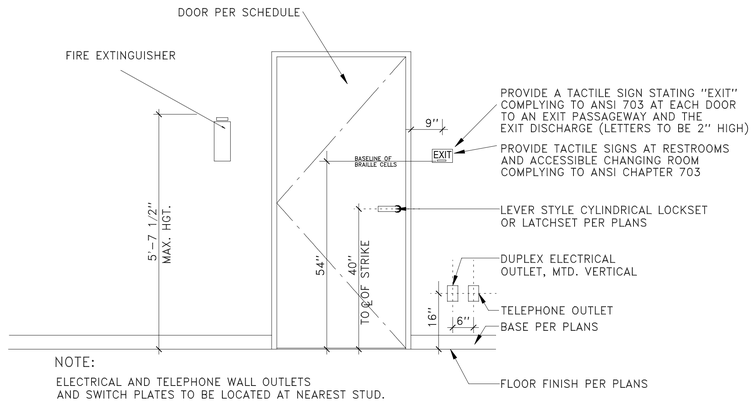
- This tip sheet is intended to show code requirements per the 2012 International Building Code (IBC) 1010 Ramps, 1012 Handrails and ICC/ANSI A117.1-2009.
- The intent of this sheet is to address the basics of ramps and ramp landings only and does not address the subject in great detail. Additional information can be found at your local building department.

HANDRAILS AND GUARDS

- Ramps having slopes steeper than 1:20 have handrails (see Figure 3).
- Ramps with a rise greater than 6 inches have handrails 34-38 inches in height.
- See Construction Tip Sheet 2 for additional information on handrails.
- Handrails extend at least 12 inches beyond the top and bottom of any ramp run.
- Handrails are continuous except at points of access along the ramp.
- Provide guards for portions of landings or ramp that are more than 30 inches above adjacent grade. For more information see Construction Tip Sheet 3, Guards.
- Guards are minimum 36 inches in height above walking surfaces for dwelling units falling under the International Residential Code.
- Guards are minimum 36 inches in height above walking surfaces within individual dwelling units falling under the International Building Code (IBC) and are 42 inches in height outside individual dwelling units and in all other occupancies falling under the IBC.

Note: Ramps proposed for this project do not have a rise greater than 6", therefore no handrails or guards are proposed.





Per Washington State Amendments Section 1101.2.5
Where provided, shelves shall be installed so that the top of the shelf is within 40 inches of the floor. Drying equipment, towel or other dispensers, and disposal fixtures shall be located 40 inches maximum above the floor to any rack, operating controls, receptacle or dispenser.

TYPICAL MOUNTING HEIGHTS

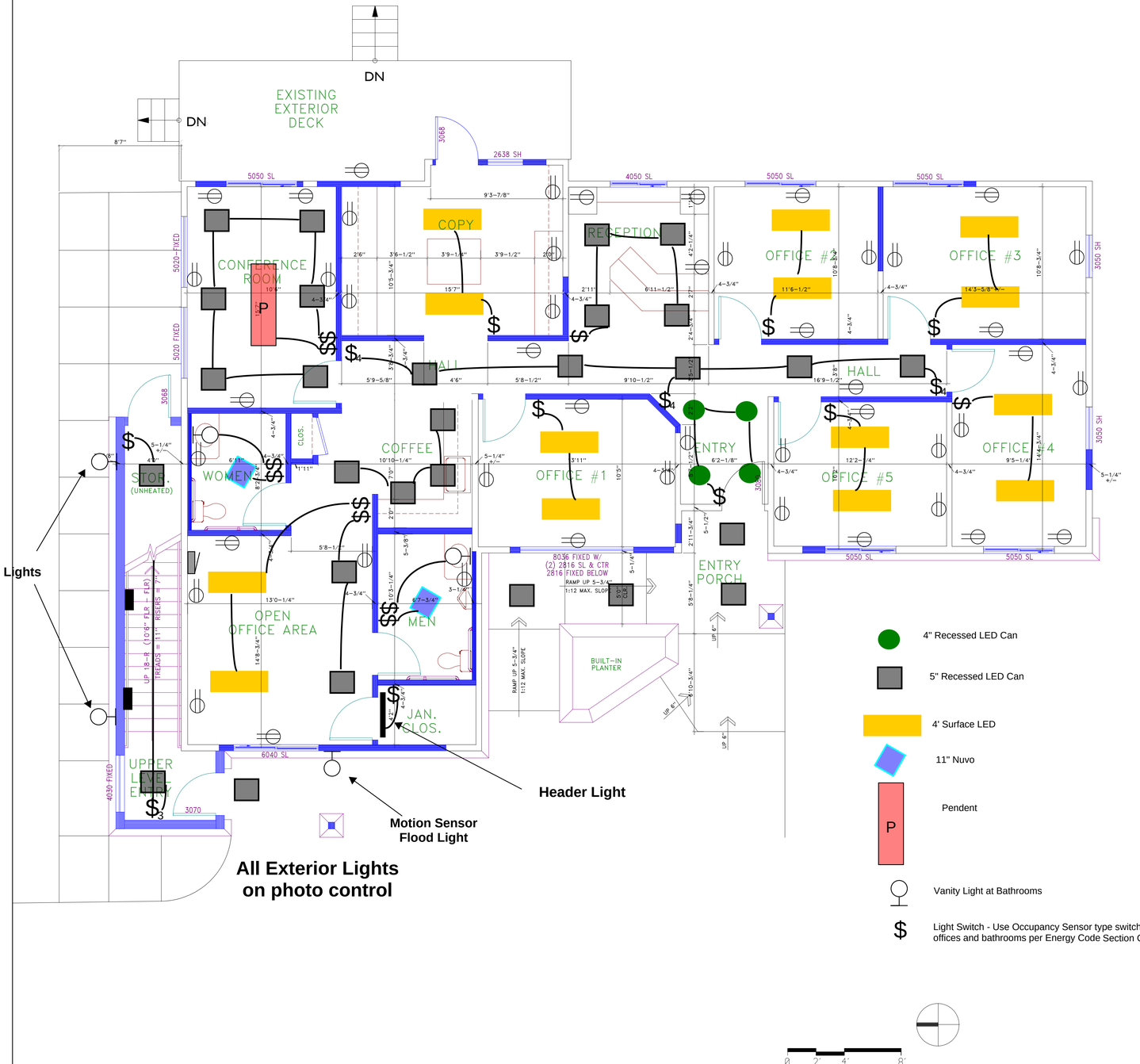
Not To Scale

PROPOSED REMODEL FOR:

WINDSOR CONSTRUCTION

540 NEWPORT WAY NW
ISSAQUAH, WA 98027

A
10



4" Recessed LED Can

5" Recessed LED Can

4' Surface LED

11" Nuvo

P — Pendent

Vanity Light at Bathrooms

$ — Light Switch - Use Occupancy Sensor type switches at all offices and bathrooms per Energy Code Section C405.2.2

Ø 2' 4' 8'

MAIN LEVEL POWER & LIGHTING PLAN

2,005 USEABLE S.F.

SCALE: 1/4" = 1'0"

Windsor Office Lighting Specifications (Main Floor and Stairwell)

QNTY	MFG / ITEM	TYPE	KELVIN	WATTAGE	LUMENS
4	DMF DRDHNIC4 DMF DRD2M7930 DMF DRD2TR4SWH	4" RECESSED	3000	11.8	750
27	DMF DRDHNIC5 DMF DRD2M10930 DMF DRD2TR5SWH	5" RECESSED	3000	14.7	1000
14	LITHONIA STL4 48L EZ1 LP830	4' SURFACE	3000	45.2	4615
3	SATCO 62-545	11" MUSHROOM	3000	12.5	900
1	TECH 700-LSVANYS-LED830	50" VANDOR SUSPENSION	3000	40	2400
2	GEORGE KOVACS P5044-084-L	20" LED VANITY LIGHT	3000	20	1237
2	AFX USS60030LBNWS	LED STAIR WALL SCONCE	3000	10.5	600
1	LITHONIA UC8-17-120-SWR	FLUORESCENT CLOSET	3000	17	1450
3	LUMARK XTOR2A-N	LED WALL PACK	3500	18	1523
1	LITHONIA OFLR 9LC-120-MO-BZ	LED EXTERIOR FLOOD	5000	32.5	2063

Interior Lighting Summary - Space-By-Space — LTG-INT-SPACE

2012 Washington State Energy Code Compliance Forms for Commercial Buildings including R2 & R3 over 3 stories and all R1 — Revised Jan 2014

Project Address: **Windsor Construction** — Date: **11/19/2015**

For Building Department Use

Lighting Alterations, Renovations & Building Additions

○ Less than 60% ◉ 60% or more ○ Stand alone ○ Addition

Notes:
a. Lighting fixtures in a building addition may comply as a stand alone project, or they may be combined with the overall existing bldg lighting to demonstrate compliance. Refer to C101.4.3.
b. For retrofits and building additions, provide Space Types and gross interior areas in the Maximum Allowed Lighting table. If a building addition will comply as combined with the overall existing building, include all applicable existing Space Types and gross interior areas.
c. Document new fixtures and all existing to remain fixtures in the Proposed Lighting table.
d. If less than 60% of existing fixtures will be replaced, provide total existing lighting wattage (prior to retrofit) in the space provided in the Maximum Allowed Lighting table.

Maximum Allowed Lighting Wattage

Location (plan #, room #)	Space Type*	Allowed Watts per ft²	Gross Interior Area in ft²	Watts Allowed (watts/ft² x area)
Offices/Copy Area	Office - Enclosed	1.11	974	1081
Conference Rm.	Conference/meeting/multipurpose	1.23	163	200
Restrooms	Restroom	0.98	123	121
Hallways/Entry	Corridor/transition	0.66	304	200
Storage	Storage	0.63	47	30
Stairwell/Landings	Corridor/transition	0.66	123	81
Coffee	Food preparation	0.99	49	49
Reception Area	Office - Open plan	0.98	109	107
	Atrium** Enter Height:			
	Existing Lighting Enter Exist. Watts:			
	Retail Display Allowance from LTG-INT-DISPLAY			
			Area	Allowed Watts
		Total	1892	1869

* *Select Table C405.5.2(2) category from drop down menu.*
** *For atriums, indicate height. Allowed wattage for first 40 feet is 0.03 W/ft. ht., above 40 feet is 0.02 W/ft. ht.*

Proposed Lighting Wattage

Location (plan #, room #)	Fixture Description***	Number of Fixtures	Watts/ Fixture	Watts Proposed
Offices/Copy Area	4' Surface LED - Lithonia	14	45	633
Varied spaces	5" LED recessed can light	23	15	338
Conference Rm.	LED Pendant light	1	40	40
Restrooms	11" round surface mtd. LED	2	13	25
Restrooms	Wall mtd. LED Vanity light	2	20	40
Entry	4" LED recessed can light	4	12	48
Stairwell	LED wall sconces	2	11	21
	Retail Display Lighting from LTG-INT-DISPLAY			
	Total Proposed Watts may not exceed Total Allowed Watts for Interior Lighting		Total Proposed Watt	1145

*** *Include existing to remain lighting fixtures and exempt lighting equipment per notes below.*

Notes:
1. Include ALL proposed lighting fixtures.
2. For proposed Fixture Description, indicate fixture type, lamp type (e.g. T-8), number of lamps in the fixture, and ballast type (if included). For track lighting, list the length of the track (in feet) in addition to the fixture, lamp, and ballast information.
3. For proposed Watts/Fixture, use manufacturer's listed maximum input wattage of the fixture (not simply the lamp wattage) and other criteria as specified in Section C405.5.1. For line voltage track lighting, list the greater of actual luminaire wattage or length of track multiplied by 50, or as applicable, the wattage of current limiting devices of the transformer. For low voltage track lighting list the transformer rated wattage.
4. For lighting equipment eligible for exemption per C405.5.1, note exception number and leave Watts/Fixture blank.
5. Document existing to remain fixtures in Proposed Lighting table in the same manner as new fixtures. Identify as existing in fixture description.
6. If #NA appears in Retail Display cells, information on LTG-INT-DISPLAY is incomplete.

Interior Lighting Power Allowance — **COMPLIES**

O'BRIEN & ASSOCIATES
ARCHITECTS
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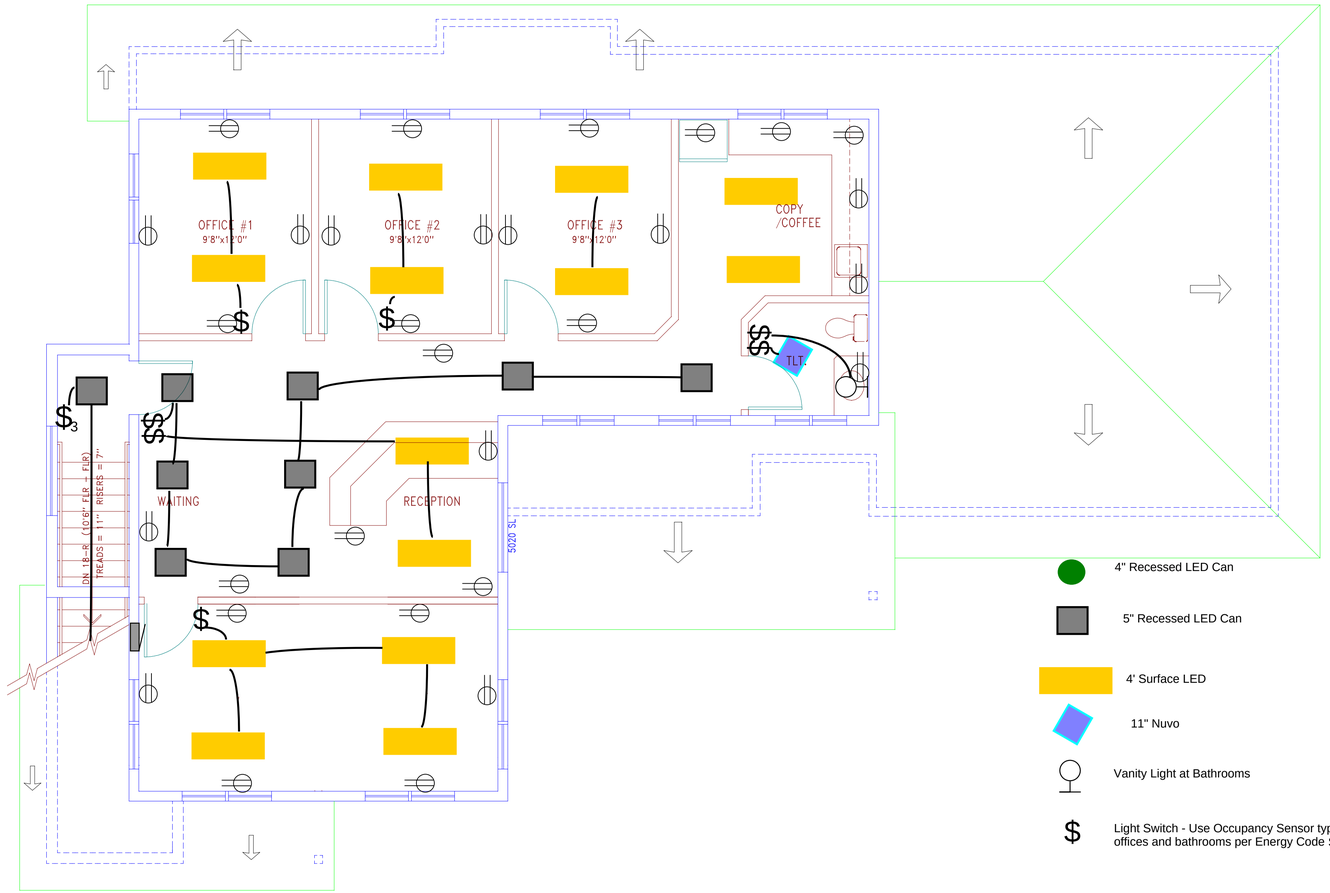
(425) 557-0712
FAX: 557-0716
mobrien@newwestservices.com

revisions

date
project no 15-404
drawn by MOB

PROPOSED REMODEL FOR:
WINDSOR CONSTRUCTION
540 NEWPORT WAY NW
ISSAQUAH, WA 98027

E
1



4" Recessed LED Can

5" Recessed LED Can

4' Surface LED

11" Nuvo

Vanity Light at Bathrooms

$ Light Switch - Use Occupancy Sensor type switches at all offices and bathrooms per Energy Code Section C405.2.2

0 2' 4' 8'

UPPER LEVEL POWER & LIGHTING PLAN

1,098 USEABLE S.F. **SCALE: 1/4" = 1'0"**

Windsor Office Lighting Specifications (Upper Floor)

QNTY	MFG / ITEM	TYPE	KELVIN	WATTAGE	LUMENS
8	DMF DRDHNIC5 DMF DRD2M10930 DMF DRD2TR5SWH	5" RECESSED	3000	14.7	1000
14	LITHONIA STL4 48L EZ1 LP830	4' SURFACE	3000	45.2	4615
1	SATCO 62-545	11" MUSHROOM	3000	12.5	900
1	GEORGE KOVACS P5044-084-L	20" LED VANITY LIGHT	3000	20	1237

Interior Lighting Summary - Space-By-Space — LTG-INT-SPACE

2012 Washington State Energy Code Compliance Forms for Commercial Buildings including R2 & R3 over 3 stories and all R1 — Revised Jan 2014

Project Address **Windsor Construction** — Date **11/19/2015**

For Building Department Use

Lighting Alterations, Renovations & Building Additions

○ Less than 60% ◉ 60% or more ○ Stand alone ○ Addition

Notes:
a. Lighting fixtures in a building addition may comply as a stand alone project, or they may be combined with the overall existing bldg lighting to demonstrate compliance. Refer to C101.4.3.
b. For retrofits and building additions, provide Space Types and gross interior areas in the Maximum Allowed Lighting table. If a building addition will comply as combined with the overall existing building, include all applicable existing Space Types and gross interior areas.
c. Document new fixtures and all existing to remain fixtures in the Proposed Lighting table.
d. If less than 60% of existing fixtures will be replaced, provide total existing lighting wattage (prior to retrofit) in the space provided in the Maximum Allowed Lighting table.

Maximum Allowed Lighting Wattage

Location (plan #, room #)	Space Type*	Allowed Watts per ft²	Gross Interior Area in ft²	Watts Allowed (watts/ft² x area)
Offices	Office - Enclosed	1.11	441	490
Reception/Waiting	Office - Open plan	0.98	288	282
Restroom	Restroom	0.98	42	41
Hallway	Corridor/transition	0.66	62	41
Coffee	Food preparation	0.99	104	102
Closet	Storage	0.63	6	4
	Atrium** Enter Height:			
	Existing Lighting Enter Exist. Watts:			
	Retail Display Allowance from LTG-INT-DISPLAY			
			Area	Allowed Watts
		Total	943	960

* *Select Table C405.5.2(2) category from drop down menu.*
** *For atriums, indicate height. Allowed wattage for first 40 feet is 0.03 W/ft. ht., above 40 feet is 0.02 W/ft. ht.*

Proposed Lighting Wattage

Location (plan #, room #)	Fixture Description***	Number of Fixtures	Watts/ Fixture	Watts Proposed
Offices/Reception	4' Surface LED - Lithonia	14	45	633
Hall/Waiting	5" LED recessed can light	8	15	118
Restroom	Wall mtd. LED Vanity light	1	20	20
Restroom	11" round surface mtd. LED	1	13	13
	Retail Display Lighting from LTG-INT-DISPLAY			
	Total Proposed Watts may not exceed Total Allowed Watts for Interior Lighting		Total Proposed Watts	783

**** Include existing to remain lighting fixtures and exempt lighting equipment per notes below.*

Notes:
1. Include ALL proposed lighting fixtures.
2. For proposed Fixture Description, indicate fixture type, lamp type (e.g. T-8), number of lamps in the fixture, and ballast type (if included). For track lighting, list the length of the track (in feet) in addition to the fixture, lamp, and ballast information.
3. For proposed Watts/Fixture, use manufacturer's listed maximum input wattage of the fixture (not simply the lamp wattage) and other criteria as specified in Section C405.5.1. For line voltage track lighting, list the greater of actual luminaire wattage or length of track multiplied by 50, or as applicable, the wattage of current limiting devices of the transformer. For low voltage track lighting list the transformer rated wattage.
4. For lighting equipment eligible for exemption per C405.5.1, note exception number and leave Watts/Fixture blank.
5. Document existing to remain fixtures in Proposed Lighting table in the same manner as new fixtures. Identify as existing in fixture description.
6. If #N/A appears in Retail Display cells, information on LTG-INT-DISPLAY is incomplete.

Interior Lighting Power Allowance **COMPLIES**

O'BRIEN & ASSOCIATES
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605 E SUNSET WAY - SUITE 100
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revisions

date
project no 15-404
drawn by MOB

PROPOSED REMODEL FOR:
WINDSOR CONSTRUCTION
540 NEWPORT WAY NW
ISSAQUAH, WA 98027

E
2

MAIN LEVEL FLOOR PLAN

2,005 USEABLE S.F.

SCALE: 1/4" = 1'0"

0 2' 4' 8'

LEGEND

T	PROGRAMABLE THERMOSTAT PER IMC & WSEC INSTALLED 48 TO 60" AFF
EF 1	EQUIPMENT TAG
1	FLAG NOTE
10"ø CDL 300 CFM	OPENING SIZE TYPE (CEILING DIFF. LAY-IN) FLOW RATE (CUBIC FEET PER MINUTE)

AFF	ABOVE FINISHED FLOOR
FR	FLOOR REGISTER
T'STAT	THERMOSTAT
HWR	HIGH WALL REGISTER
HWG	HIGH WALL GRILLE
LWR	LOW WALL REGISTER
LWG	LOW WALL GRILLE
MC	MECHANICAL CONTRACTOR

HVAC PLAN & GENERAL NOTES

1) SUPPLY AIR REGISTER IN FLOOR, CONNECTING TO A WSEC COMPLIANT, AIR SEALED, R8 INSULATED AIR DISTRIBUTION SYSTEM LOCATED IN THE CRAWL SPACE (TYPICAL OF 14)
2) 30"X12" SCREENED FRESH AIR INLET 7' AFF TO ACCOMIDATE 100% OSA ECONOMIZER PER WSEC NREC REQUIREMENTS
3) F-1 LOCATED IN 36" WIDE X 30" DEEP CLOSET IN COPY ROOM. ECONOMIZER & AIR FILTER INSTALLED ON THE TOP OF THE FURNACE. CC-1 IS LOCATED IN THE SUPPLY PLENUM BELOW THE FURNACE
4) AC UNITS ARE INSTALLED ON POURED IN PLACE OR PREFORMED CONCRETE PADS & SECURED TO PADS PER IMC STANDARDS. ENSURE SERVICE ACCESS IS PROVIDED PER MANUFACTURER INSTALLATION INSTRUCTIONS
GENERAL) ALL DUCTWORK CONSTRUCTED & SEALED PER IMC, C402.4 LEAKAGE REQUIREMENTS & IBC VR REQUIREMENTS
GENERAL) SUPPLY AIR DUCTWORK IS TO BE LOCATED IN THE UNCONDITIONED CRAWL SPACE & INSULATED WITH R8 INSULATION PER WSEC, ALL RETURN AIR DUCTWORK IS LOCATED IN CONDITIONED SPACE.
GENERAL) HEATING SYSTEMS WERE SIZED USING ACCA APPROVED SIZING SOFTWARE TO NOT EXCEED WSEC CAPACITY LIMITS. COOLING SYSTEMS ARE SUPPLIMENTAL AND SIZED TO MATCH HEATING FAN PERFORMANCE
GENERAL) EXCEPTION C408.2(C) SYSTEM COMMISSIONING IS NOT REQUIRED WHERE HEATING EQUIPMENT CAPACITY IS LESS THAN 480K BTU/H

EXHAUST FAN SCHEDULE

EQUIP. TAG	LOCATION	MFR/MODEL NUMBER	CFM	ESP (IN WC)	WATT	FAN MOTOR VOLTS	FAN MOTOR PHASE	SOUND SONE	DRIVE	CONFIGURATION	WEIGHT (LBS)	REMARKS
EF-1	MAIN LEVEL, W RESTROOM	PANASONIC / FV-05-11-VK1	80	0.25	10.2	115	1	0.4	DIRECT	CEILING MOUNTED	<10 LBS	1, 2, 4
EF-2	MAIN LEVEL, M RESTROOM	PANASONIC / FV-05-11-VK1	80	0.25	10.2	115	1	0.4	DIRECT	CEILING MOUNTED	<10 LBS	1, 2, 4
EF-3	UPPER LEVEL, RESTROOM	PANASONIC / FV-05-11-VK1	80	0.25	10.2	115	1	0.4	DIRECT	CEILING MOUNTED	<10 LBS	1, 2, 4
EF-4	MAIN LEVEL, COFFEE ROOM	PANASONIC / FV-05-11-VK1	110	0.25	16.1	115	1	0.8	DIRECT	CEILING MOUNTED	<10 LBS	2, 3, 4
EF-5	MAIN LEVEL, COFFEE ROOM	PANASONIC / FV-05-11-VK1	110	0.25	16.1	115	1	0.8	DIRECT	CEILING MOUNTED	<10 LBS	2, 3, 4

NOTES:
1) FANS ARE OPERATED WITH INTRIGAL MOTION SENSORS
2) MOUNT FANS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CLEARANCES
3) FAN OPERATED WITH A LINE VOLTAGE TIMER. TIMER TO BE INSTALLED BY ELECTRICAL CONTRACTOR
4) FAN TO TERMINATE 3' FROM OPERABLE WINDOWS & 10' FROM FRESH AIR INTAKES PER IMC

GAS FURNACE SCHEDULE

EQUIP. TAG	AREA SERVED	MFR/MODEL NUMBER	HEATING INPUT MBH	HEATING OUTPUT MBH	HEATING AFUE%	TOTAL CFM	ESP IN W.C.	OSA	FAN MOTOR H.P.	FAN MOTOR VOLTS	FAN MOTOR PH	WEIGHT	REMARKS
F-1	MAIN LEVEL	CARRIER / 59SP5A060E17-14	60	58/38	96.3	1375	0.7	509	3/4	115	1	146	1, 2, 3, 4, 5, 6, 7
F-2	UPPER LEVEL	CARRIER / 59SP5A040E14-10	40	39/25	96.5	820	0.7	383	1/2	115	1	125	1, 2, 3, 4, 5, 6, 7

NOTES:
1) MATCH FURNACE TO CORRESPONDING CC AND AC
2) PROVIDE CONDENSATE DRAIN FROM FURNACE AND COIL TO APPROVED LOCATION
3) PROVIDE WITH 100% ECONOMIZER AND CONTROLS. ECONOMIZER DAMPERS TO HAVE A CLASS 1 LEAKAGE RATING
4) PROVIDE WITH CONCENTRIC VENT TERMINATION KIT
5) PROVIDE WITH 7-DAY PROGRAMMABLE THERMOSTAT WITH A 5°F DEADBAND MINIMUM
6) PROVIDE UNIT WITH SECONDARY DRAIN CONDENSATE PROTECTION. PROVIDE EZ-TRAP EZT-225 MOISTURE SENSOR TO SHUT-OFF UNIT WHEN MOISTURE DETECTED. 24 V POWER REQUIRED.
7) INSTALL UNIT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CLEARANCES

SPLIT SYSTEM AIR CONDITIONING SCHEDULE

		OUTDOOR CONDENSING UNIT								COIL					
EQUIP. TAG	AREA SERVED	MFR/MODEL NUMBER	NOMINAL TON	COOL CAP MBH TOTAL	SEER	WEIGHT	MCA/LRA	VOLTS	PH	EQUIP. TAG	MFG/MODEL NUMBER	COIL TYPE	AIR FLOW CFM	APD (IN. WC)	WEIGHT (LBS)	REMARKS
AC-1	MAIN LEVEL	CARRIER / 24ACC630	2.5	28.6	14.5	167	16.7 / 64.0	208	1	CC-1	CARRIER / CNPVP31	CASED	1375	0.25	40	1, 2, 3, 4
AC-2	UPPER LEVEL	CARRIER / 24ACC624	2.0	23.6	14.5	163	17.6 / 58.3	208	1	CC-2	CARRIER / CNPVP31	CASED	820	0.25	40	1, 2, 3, 4

NOTES:
1) COOLING CAPACITY AT 95F OUTDOOR, 80F DB/60F WB INDOOR ENTERING TEMPERATURE
2) PROVIDE REFRIGERANT PIPING FROM OUTDOOR CONDENSER TO INDOOR COIL
3) MATCH TO CORRESPONDING FURNACE
4) COOLING SYSTEM OPERATED AS SECOND STAGE. ECONOMIZER TO BE SET UP AS FIRST STAGE COOLING AS CONDITIONS PERMIT

DRAWN BY: JT 9/16/15

TREAT'S HEATING & COOLING
844 MT VILLA DRIVE
ENUMCLAW, WA 98022
(360) 825-0800 OFFICE
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FRONTDESK@TREATSHEATING.COM

TREAT'S HEATING & COOLING Trusted Since 1973

PROPOSED REMODEL FOR:

WINDSOR CONSTRUCTION

540 NEWPORT WAY NW
ISSAQUAH, WA 98027

M 1

LEGEND

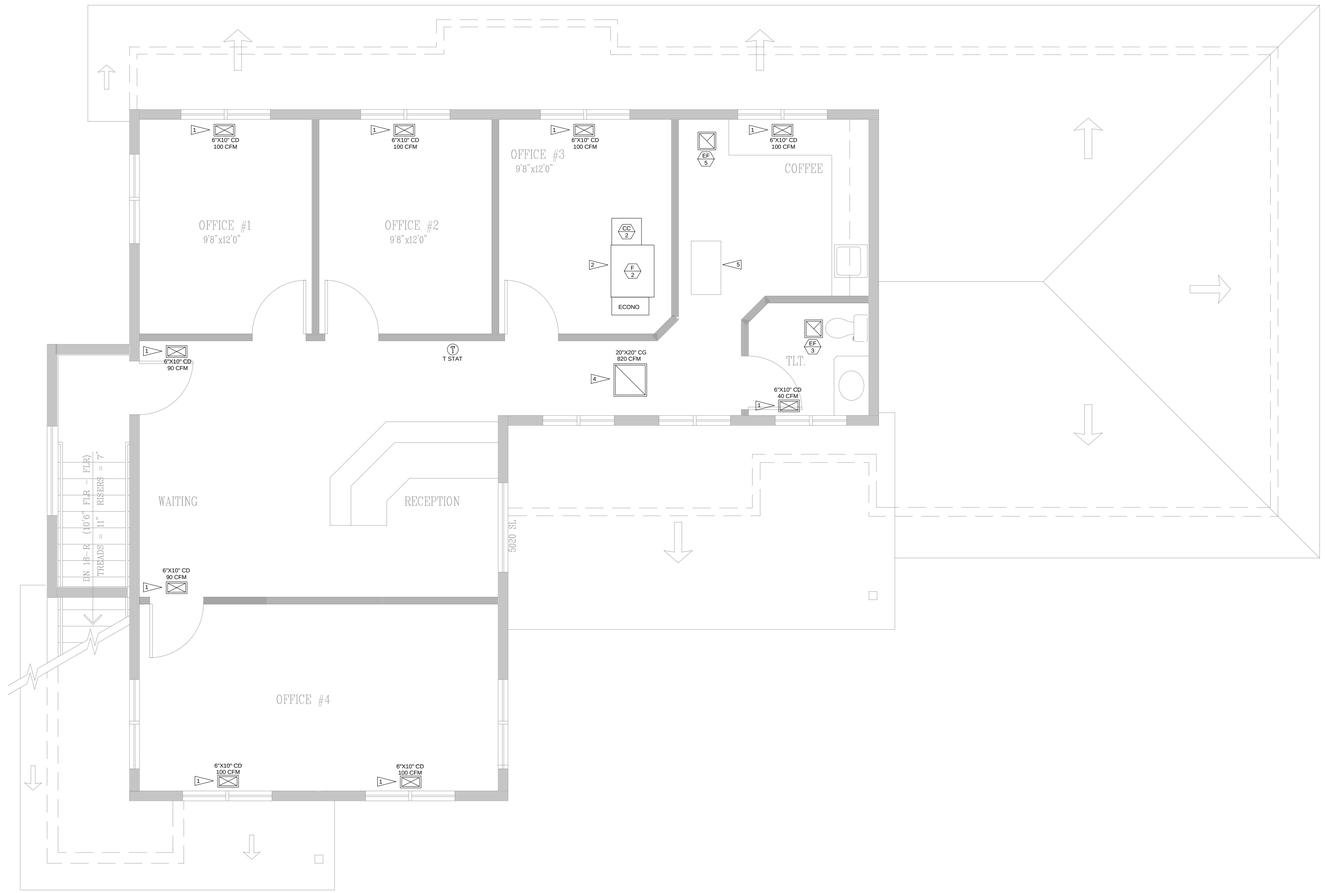
T	PROGRAMABLE THERMOSTAT PER IMC & WSEC INSTALLED 48 TO 60" AFF
EF 1	EQUIPMENT TAG
1	FLAG NOTE
10"ø CDL 300 CFM	OPENING SIZE TYPE (CEILING DIFF. LAY-IN) FLOW RATE (CUBIC FEET PER MINUTE)

AFF	ABOVE FINISHED FLOOR
FR	FLOOR REGISTER
T'STAT	THERMOSTAT
HWR	HIGH WALL REGISTER
HWG	HIGH WALL GRILLE
LWR	LOW WALL REGISTER
LWG	LOW WALL GRILLE
MC	MECHANICAL CONTRACTOR
CR	CEILING REGISTER
CG	CEILING GRILLE

HVAC PLAN & GENERAL NOTES

1) SUPPLY AIR REGISTER IN FLOOR, CONNECTING TO A WSEC COMPLIANT, AIR SEALED, R8 INSULATED AIR DISTRIBUTION SYSTEM LOCATED IN THE CRAWL SPACE (TYPICAL OF 9)
2) 16" ROUND SCREENED FRESH AIR INLET THRU ROOF TO ACCOMIDATE 100% OSA ECONOMIZER PER WSEC NREC REQUIREMENTS. MAINTAIN 10' CLEARANCE FROM PLUMBING, EXHAUST, & FURNACE VENTS
3) F-2 LOCATED HORIZONTALLY IN ATTIC. CC-2, OSA FILTER, & ECONOMIZER INSTALLED IN THE DUCTWORK NEAR THE FURNACE ON A MECHANICAL PLATFORM. PLATFORM PROVIDED BY GC
4) 20" X 20" AIR FILTER INSTALLED & ACCESSED THROUGH A CEILING MOUNTED, "TOOLS FREE" FILTER GRILL FOR EASY FILTER CHANGES
5) 20" X 36" ATTIC ACCESS HATCH TO ALLOW SERVICE ACCESS TO ATTIC MOUNTED FURNACE & COOLING COIL. ACCESS DOOR PROVIDED BY GC

GENERAL) ALL DUCTWORK CONSTRUCTED & SEALED PER IMC, C402.4 LEAKAGE REQUIREMENTS & IBC VR REQUIREMENTS
GENERAL) SUPPLY & RETURN AIR DUCTWORK IS TO BE LOCATED IN THE UNCONDITIONED ATTIC SPACE & INSULATED WITH R8 INSULATION PER WSEC
GENERAL) HEATING SYSTEMS WERE SIZED USING ACCA APPROVED SIZING SOFTWARE TO NOT EXCEED WSEC CAPACITY LIMITS. COOLING SYSTEMS ARE SUPPLIMENTAL AND SIZED TO MATCH HEATING FAN PERFORMANCE
GENERAL) EXCEPTION C408.2(C) SYSTEM COMMISSIONING IS NOT REQUIRED WHERE HEATING EQUIPMENT CAPACITY IS LESS THAN 480K BTU/H

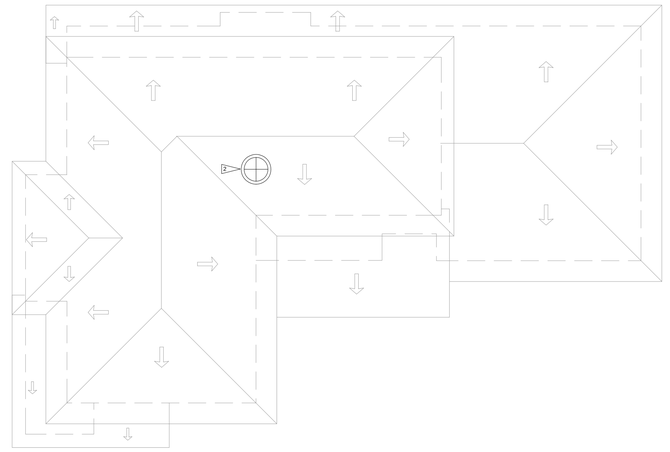


UPPER LEVEL FLOOR PLAN

0 2 4 8'

1,098 USEABLE S.F.

SCALE: 1/4" = 1'0"



ROOF PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'0"

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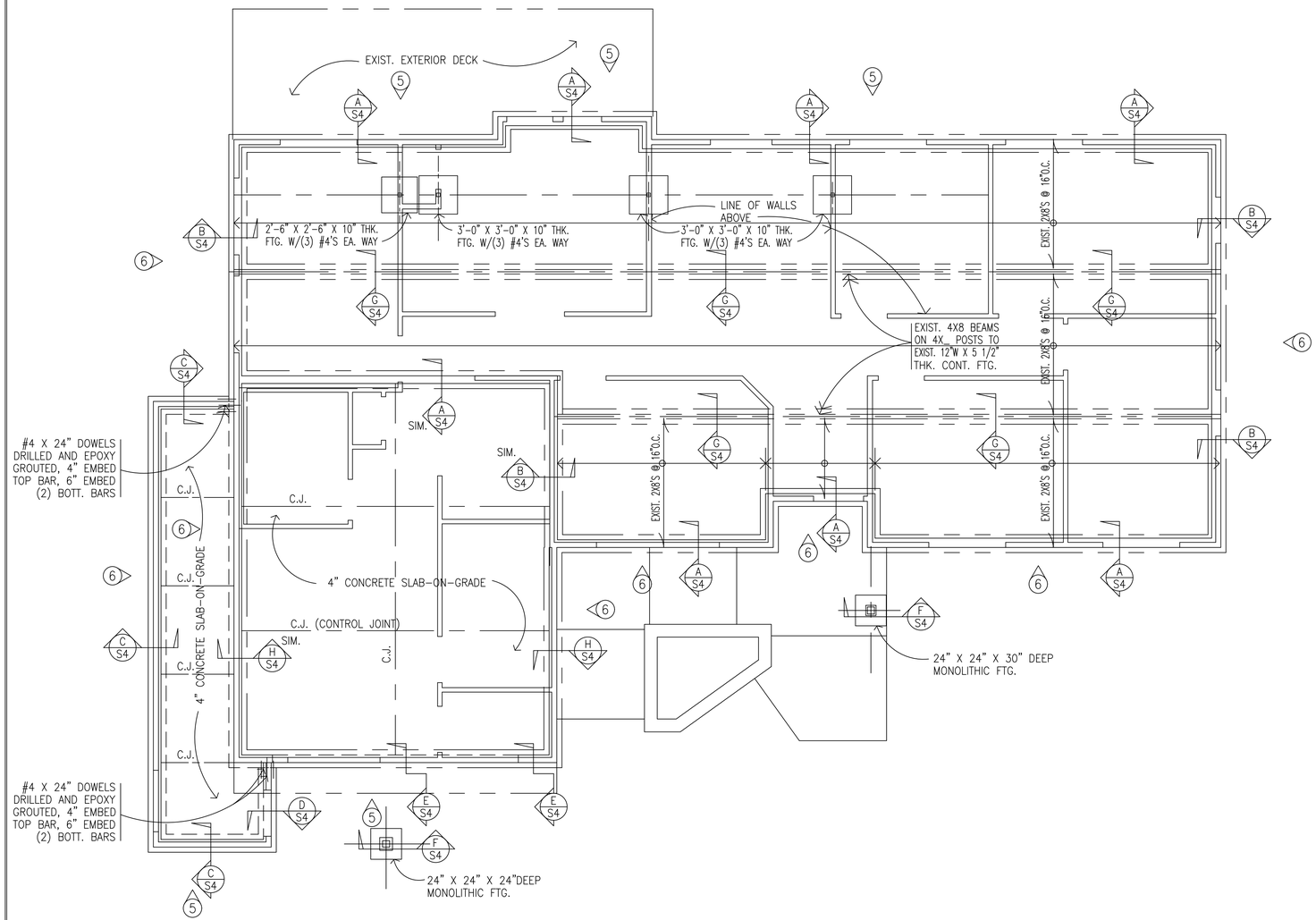
M 2



FOUNDATION/MAIN FLOOR FRAMING PLAN
(SCALE: 1/4" = 1'-0")

SHEAR WALL SCHEDULE

1. ½" PLYWOOD (7/16" O.S.B.) SHEATHING, BLOCKED, NAIL WITH 8d COMMON (0.131") NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING. NAIL BLOCKING OR RIM JOIST TO TOP PLATE WITH 16d SINKER NAILS AT 8"O.C. NAIL SOLE PLATE TO FRAMING BELOW WITH 16d SINKER NAILS AT 8" O.C.

2. ½" PLYWOOD (7/16" O.S.B.) SHEATHING, BLOCKED, NAIL WITH 8d COMMON (0.131") NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING. ATTACH BLOCKING OR RIM JOIST TO TOP PLATE WITH SIMPSON A35 CLIPS @ 32"O.C. INSIDE AND 16d SINKER NAILS AT 12"O.C. OUTSIDE. NAIL SOLE PLATE TO RIM JOIST OR BLOCKING BELOW WITH 16d SINKER NAILS @ 8"O.C.

3. ½" PLYWOOD (7/16" O.S.B.) SHEATHING, BLOCKED, NAIL WITH 8d COMMON (0.131") NAILS AT 4" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING. ATTACH BLOCKING OR RIM JOIST TO TOP PLATE WITH SIMPSON A35 CLIPS @ 32"O.C. INSIDE AND 16d SINKER NAILS AT 12"O.C. OUTSIDE. NAIL SOLE PLATE TO RIM JOIST OR BLOCKING BELOW WITH 16d SINKER NAILS @ 8"O.C.

4. ½" PLYWOOD (7/16" O.S.B.) SHEATHING, BLOCKED, NAIL WITH 8d COMMON (0.131") NAILS AT 3" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING. ATTACH BLOCKING OR RIM JOIST TO TOP PLATE WITH SIMPSON A35 CLIPS @ 32"O.C. INSIDE AND 16d SINKER NAILS AT 12"O.C. OUTSIDE. NAIL SOLE PLSATE TO RIM JOIST OR BLOCKING BELOW WITH 16d SINKER NAILS @ 8"O.C.

FLOOR TO FOUNDATION

5. NAIL BLOCKING OR RIM JOIST TO MUDSILL WITH 16d SINKER TOENAILS AT 8"O.C.
ANCHORAGE – BOLT 2X4 TREATED HEM-FIR PLATE TO CONCRETE STEM WALL WITH 1/2" DIAMETER X 10" X 2" ANCHOR BOLTS AT 6'-0" O.C. FIELD VERIFY EXISTING
OPTIONAL RETROFIT ANCHORAGE – SIMPSON UFP10-SDS3 AT 6'-0"O.C.

6. ATTACH BLOCKING OR RIM JOIST TO MUDSILL WITH SIMPSON A-35 CLIPS AT 32"O.C. INSIDE AND 16d SINKER TOENAILS AT 12"O.C.
ANCHORAGE – BOLT 2X4 TREATED HEM-FIR PLATE TO CONCRETE STEM WALL WITH 1/2" DIAMETER X 10" X 2" ANCHOR BOLTS AT 4'-0" O.C. FIELD VERIFY EXISTING
OPTIONAL RETROFIT ANCHORAGE – SIMPSON UFP10-SDS3 AT 4'-0" O.C.

DIAPHRAGM SHEAR NOTES:

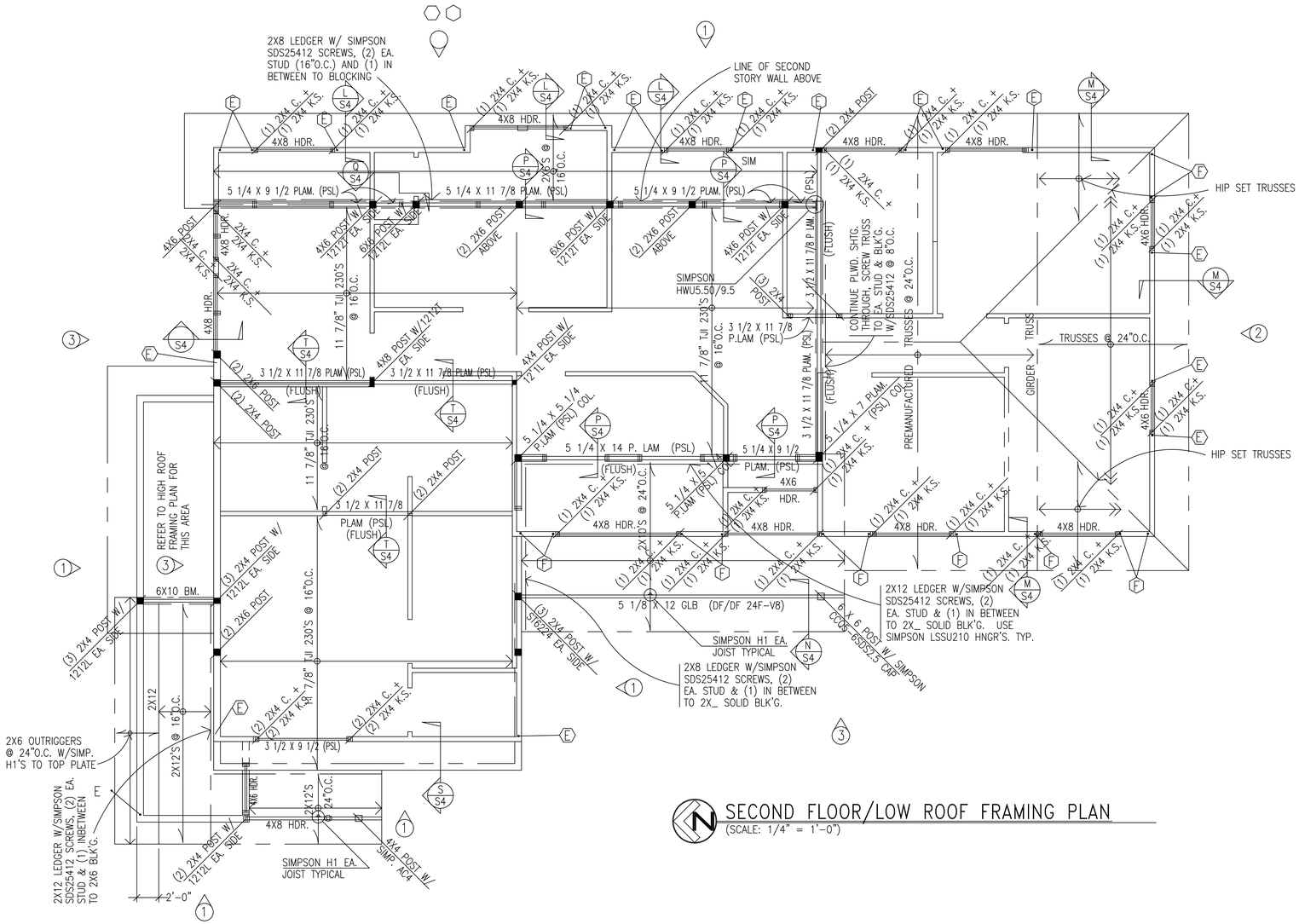
ROOF DIAPHRAGM:
5/8" MIN. PLYWOOD SHEATHING, INDEX (40/20), NAILED WITH 8d COMMON NAILS AT 6"O.C. ALONG ALL DIAPHRAGM BOUNDARIES AND CONTINUOUS PANEL EDGES, 6"O.C. ALONG ALL OTHER PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS. UNBLOCKED DIAPHRAGM UNLESS NOTED OTHERWISE.

REVISION	DATE	BY	COMMENTS

H R HARTING, JR./ CONSULTING ENGINEER
212 WELLS AVE. S. SUITE F, RENTON, WA. 271-4242

TITLE
OFFICE BUILDING
WINDSOR CONSTRUCTION CO.
540 NEWPORT WAY NW, ISSAQUAH, WA 98027

DRAWN	CHECKED	DATE	PROJECT	SHT.
RH	RH	11/19/15	15-37	S1 OF 5



SECOND FLOOR/LOW ROOF FRAMING PLAN
(SCALE: 1/4" = 1'-0")

SHEAR WALL SCHEDULE

1 ½" PLYWOOD (7/16" O.S.B.) SHEATHING, BLOCKED, NAIL WITH 8d COMMON (0.131") NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING. NAIL BLOCKING OR RIM JOIST TO TOP PLATE WITH 16d SINKER NAILS AT 8"O.C. NAIL SOLE PLATE TO FRAMING BELOW WITH 16d SINKER NAILS AT 8" O.C.

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FLOOR TO FOUNDATION

5 NAIL BLOCKING OR RIM JOIST TO MUDSILL WITH 16d SINKER TOENAILS AT 8"O.C.
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OPTIONAL RETROFIT ANCHORAGE – SIMPSON UFP10-SDS3 AT 6'-0"O.C.

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LEGEND:

C. – CRIPPLE STUD
KS – KING STUD

NOTE: REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NOTED

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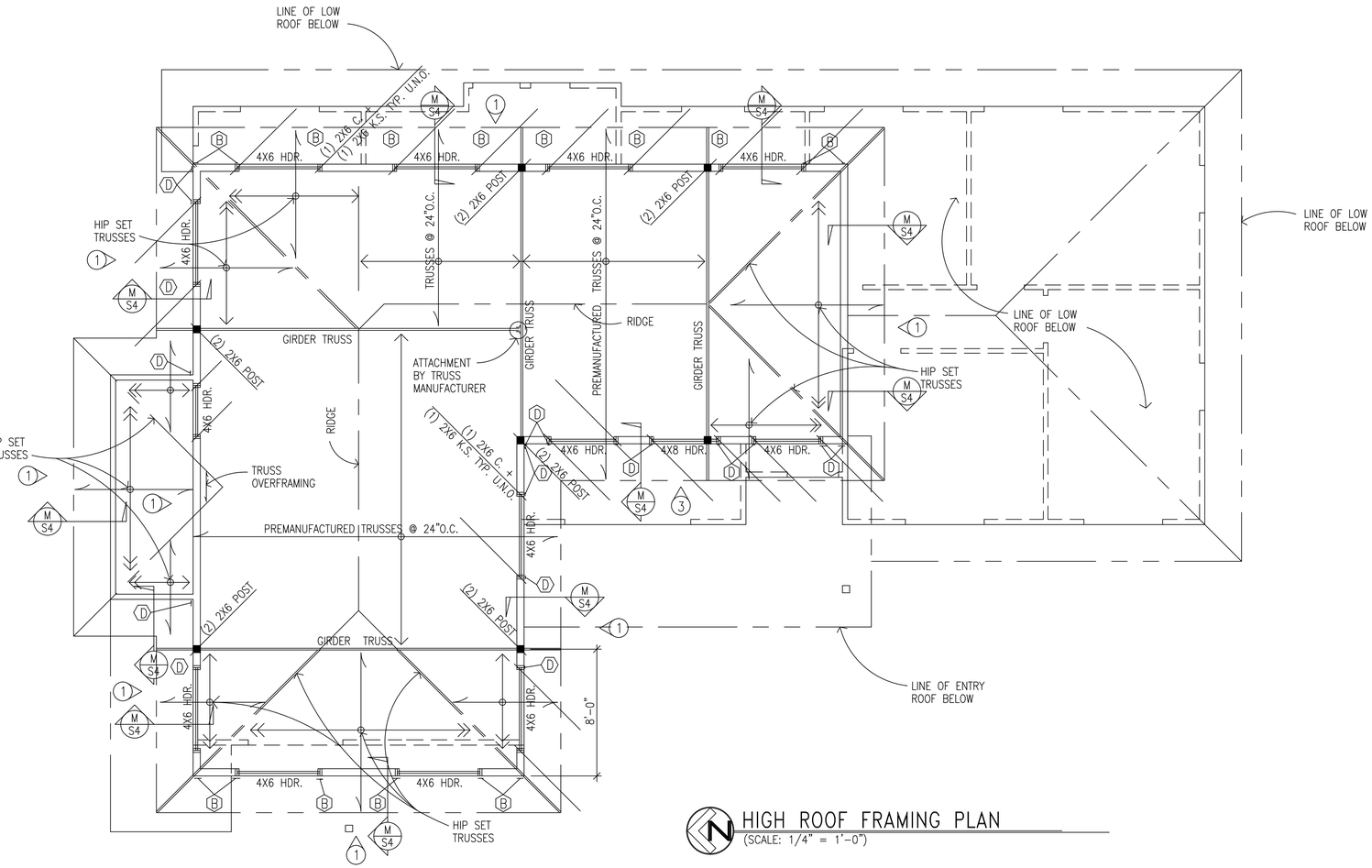

HIGH ROOF FRAMING PLAN
(SCALE: 1/4" = 1'-0")

SHEAR WALL SCHEDULE

1. ½" PLYWOOD (7/16" O.S.B.) SHEATHING, BLOCKED, NAIL WITH 8d COMMON (0.131") NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING. NAIL BLOCKING OR RIM JOIST TO TOP PLATE WITH 16d SINKER NAILS AT 8"O.C. NAIL SOLE PLATE TO FRAMING BELOW WITH 16d SINKER NAILS AT 8" O.C.

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FLOOR TO FOUNDATION

5. NAIL BLOCKING OR RIM JOIST TO MUDSILL WITH 16d SINKER TOENAILS AT 8"O.C.
ANCHORAGE – BOLT 2X4 TREATED HEM-FIR PLATE TO CONCRETE STEM WALL WITH 1/2" DIAMETER X 10" X 2" ANCHOR BOLTS AT 6'-0" O.C. FIELD VERIFY EXISTING
OPTIONAL RETROFIT ANCHORAGE – SIMPSON UFP10-SDS3 AT 6'-0"O.C.

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OPTIONAL RETROFIT ANCHORAGE – SIMPSON UFP10-SDS3 AT 4'-0" O.C.

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LEGEND:

C. – CRIPPLE STUD
KS – KING STUD

NOTE: REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NOTED

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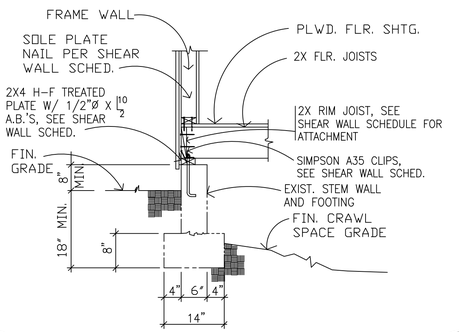
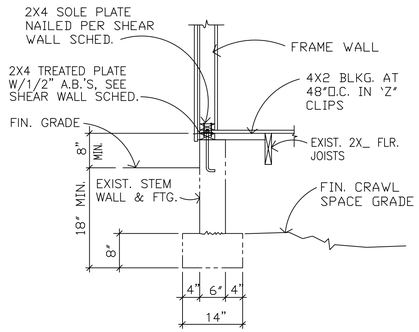
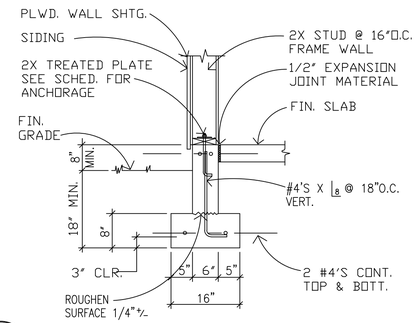


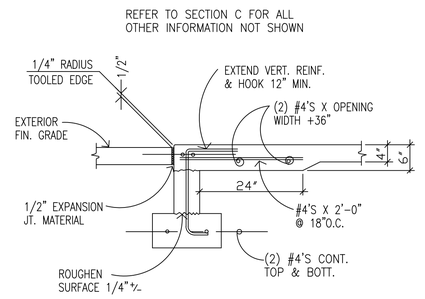
A SECT.- PERIM. CRAWL SPACE FDN.
(SCALE: 3/4" = 1'-0")



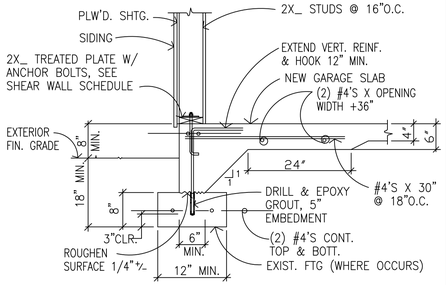
B SECT.- PERIM. CRAWL SPACE FDN.
(SCALE: 3/4" = 1'-0")



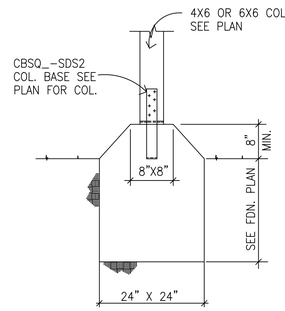
C SECT.- NEW PERIMETER FOOTING
(SCALE: 3/4" = 1'-0")



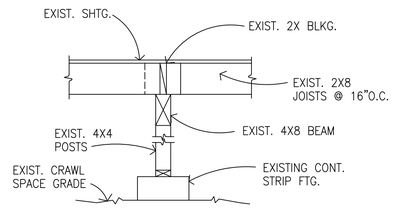
D SECT.- PERIM. FTG. @ OPENING
(SCALE: 3/4" = 1'-0")



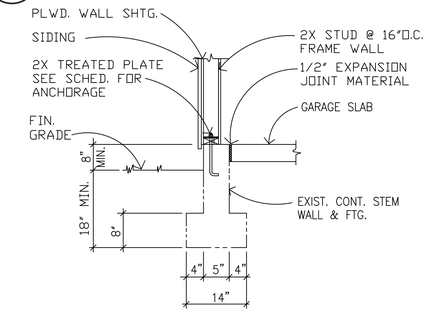
E SECT.- GARAGE SLAB & FTG.
(SCALE: 3/4" = 1'-0")



F SECT.- MONOLITHIC FOOTING
(SCALE: 3/4" = 1'-0")



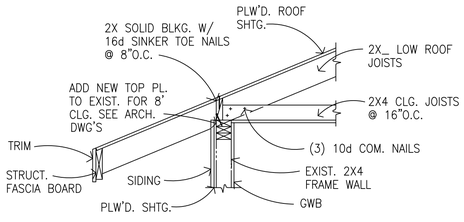
G SECT.- EXIST. INTER. FTG. & POSTS
(SCALE: 3/4" = 1'-0")



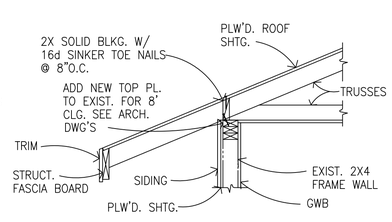
H SECT.- EXIST. GARAGE FOUNDATION
(SCALE: 3/4" = 1'-0")

J
(SCALE: 3/4" = 1'-0")

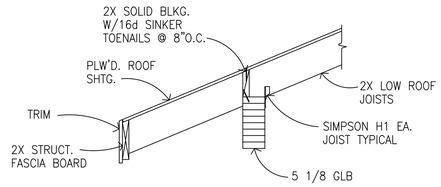
K
(SCALE: 3/4" = 1'-0")



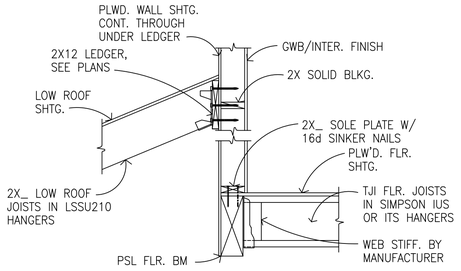
L SECT.- LOW ROOF FRAMING TO WALL
(SCALE: 3/4" = 1'-0")



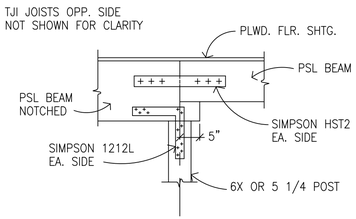
M SECT.-TRUSSES TO FRAME WALL
(SCALE: 3/4" = 1'-0")



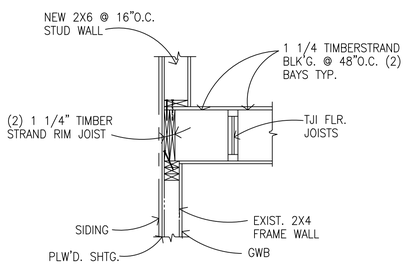
N SECT.- ENTRY ROOF JOISTS TO BM.
(SCALE: 3/4" = 1'-0")



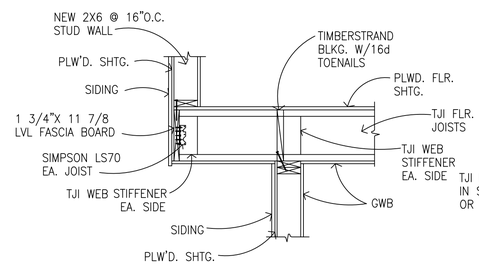
P SECT.- FLR./LOW ROOF TO BM.
(SCALE: 3/4" = 1'-0")



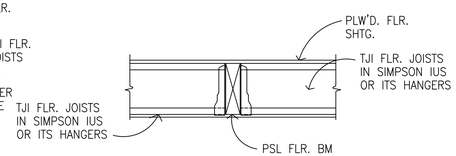
Q SECT.- FLOOR BEAMS TO POST
(SCALE: 3/4" = 1'-0")



R SECT.- SECOND FLR. FRAMING
(SCALE: 3/4" = 1'-0")



S SECT.- CANTILEVERED TJI FLR.
(SCALE: 3/4" = 1'-0")



T SECT.- JOISTS TO BEAM
(SCALE: 3/4" = 1'-0")

REVISION	DATE	BY	COMMENTS

H R HARTING, JR./ CONSULTING ENGINEER
212 WELLS AVE. S. SUITE F, RENTON, WA. 271-4242

TITLE
OFFICE BUILDING
WINDSOR CONSTRUCTION CO.
540 NEWPORT WAY NW, ISSAQUAH, WA 98027

DRAWN	CHECKED	DATE	PROJECT	SHT.
RH	RH	11/19/15	15-37	S4 OF 5

STRUCTURAL NOTES

CODE:

INTERNATIONAL BUILDING CODE, 2012 EDITION, ASCE 7-10

DESIGN LIVE LOADS:

ROOF	25 PSF (SNOW)	FLOOR	50 PSF (OFFICE)
SITE CLASS D		PARTITIONS	20 PSF
SEISMIC S_{DS} = 0.872	S_{D1} = 0.459	WIND	110 MPH, EXP. B, K_{ZT} = 1.00

FOUNDATIONS:

DESIGN SOIL BEARING VALUE = 2000 PSF, ASSUMED
MINIMUM DEPTH OF FOOTINGS BELOW OUTSIDE FINISHED GRADE = 1'-6"
FOOTINGS AND SLAB TO BEAR ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL PLACED UNDER THE SUPERVISION OF A SOILS ENGINEER.

CONCRETE:

f'c = 2500 PSI, Fc = 844 PSI (NO SPECIAL INSPECTION REQUIRED)
MINIMUM 5 1/2 SACKS OF CEMENT PER YARD OF CONCRETE.
MAXIMUM 6 GALLONS OF WATER PER SACK OF CEMENT.

REINFORCING STEEL:

ASTM A-615 OR ASTM A-706, GRADE 40, Fy = 40,000 PSI
PROVIDE CONCRETE PROTECTIVE COVER AS FOLLOWS:

FOOTINGS	3" ABOVE EARTH SURFACE
WALLS	PER DETAILS

REINFORCING DETAILS SHALL CONFORM TO ACI MANUAL OF STANDARD OF PRACTICE.

MISCELLANEOUS AND STRUCTURAL STEEL:

ASTM A-36, Fy = 36,000 PSI
ALL WELDS SHALL BE 1/4" CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE.
WELDING SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING FRESH HEAVY COATED E-70XX ELECTRODES.
CLEAN WELDS AND METAL, SHOP PAINT METAL NOT EMBEDDED IN CONCRETE WITH ONE COAT OF APPROVED ZINC CHROMATE PRIMER. BOLTS - ASTM A-307 MIN.

LUMBER AND TIMBER:

DOUGLAS FIR-LARCH AND HEM-FIR GRADED IN ACCORDANCE WITH WEST COAST LUMBER INSPECTION BUREAU GRADING RULES #17, 2000 REVISED EDITION.

2X6	JOISTS	H-F NO. 2	Fb = 1105 PSI
2X8	JOISTS	H-F NO. 2	Fb = 1020 PSI
4X6	POSTS & BEAMS	DF-L NO. 2	Fb = 1170 PSI
4X8	BEAMS	DF-L NO. 2	Fb = 1170 PSI
4X10	BEAMS	DF-L NO. 2	Fb = 1080 PSI
4X12	BEAMS	DF-L NO. 2	Fb = 990 PSI
4X4	POSTS	DF-L NO. 2	Fc = 1552 PSI
6X	POSTS	DF-L NO. 1	Fc = 1000 PSI
2X4	STUDS	H-F NO. 2	Fb = 1275 PSI
2X6	STUDS	H-F NO. 2	Fb = 1105 PSI

MISCELLANEOUS FRAMING LUMBER HEM-FIR #2 OR BETTER.
ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE CUT WASHERS.
ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESERVATIVE TREATED.
ALL HANGERS SHALL BE SIMPSON STRONG TIE OR EQUAL.

MANUFACTURED LUMBER:

PLYWOOD (OSB) WEB IJOISTS, TIMBERSTRAND (LSL), MICROLLAM (LVL) AND PARALLAM (PSL) MANUFACTURED LUMBER BY TRUSJOIST/WEYERHAEUSER.

PLYWOOD:

AMERICAN PLYWOOD ASSOCIATION (APA) GROUP 1 PLYWOOD.
ALL PLYWOOD TO BE STANDARD INT-APA (WITH EXTERIOR GLUE) THE FOLLOWING SHALL BE THE MINIMUM PLYWOOD THICKNESS UNLESS NOTED OTHERWISE:

ROOF SHEATHING – 5/8" (INDEX 40/20)	FLOOR SHEATHING – ¾" (INDEX 48/24)	WALL SHEATHING – ½" (INDEX 32/16)

NAILING:

USE THE FOLLOWING NAILING SCHEDULE UNLESS NOTED OTHERWISE:
FRAMING NAILING PER UBC SCHEDULE, TABLE 2304.9.1

ROOF SHEATHING - NAIL WITH 8d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS UNLESS NOTED OTHERWISE.

FLOOR SHEATHING - NAIL WITH 10d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS UNLESS NOTED OTHERWISE.

WALL SHEATHING - NAIL WITH 8d COMMON NAILS AT 6" O.C. ALONG ALL PANEL EDGES AND AT 10" O.C. ALONG ALL INTERMEDIATE FRAMING MEMBERS UNLESS NOTED OTHERWISE. REFER TO THE SHEAR WALL SCHEDULE.

ANCHORAGE:

BOLT MUD SILLS TO CONCRETE STEM WALLS OR FOOTINGS WITH 5/8" DIAMETER X 10" X 2" ANCHOR BOLTS @ 48"O.C. MINIMUM. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL BOLTING.
USE **3" X 3" X 1/4" PLATE WASHERS** WITH EACH ANCHOR BOLT IN ACCORDANCE WITH 2012 IBC 2308.12.8

REVISION	DATE	BY	COMMENTS

H R HARTING, JR./ CONSULTING ENGINEER
212 WELLS AVE. S. SUITE F, RENTON, WA. 271-4242

TITLE
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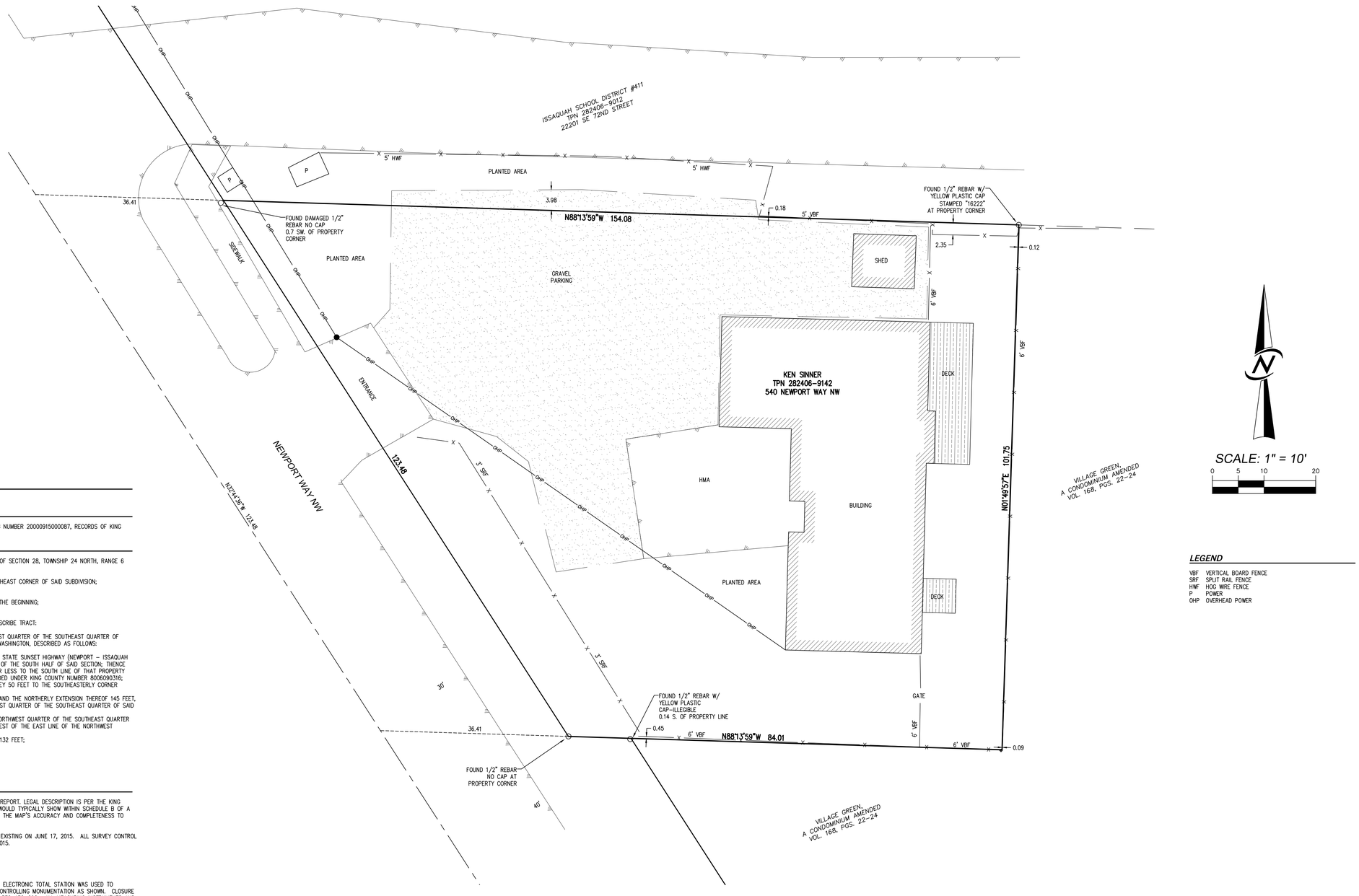
DRAWN	CHECKED	DATE	PROJECT	SHT.
RH	RH	11/19/15	15-37	S5 OF 5

NW1/4, SE1/4, SEC. 28, TWP. 24 N., RGE. 6 E., W.M.



SCALE: 1" = 10'

0 5 10 20

BASIS OF BEARINGS

N32°44'36"W ALONG THE CENTERLINE OF NEWPORT WAY NW, PER REF. 1.

REFERENCES

1. VILLAGE GREEN, A CONDOMINIUM, AMENDED, RECORDED UNDER RECORDING NUMBER 2000915000087, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 525 FEET NORTH AND 980 FEET WEST OF THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE NORTH 125 FEET;
THENCE WEST 136.5 FEET TO THE EAST LINE OF ISSAQUAH-NEWPORT ROAD;
THENCE SOUTHEASTERLY ALONG SAID ROAD TO A POINT 50 FEET WEST OF THE BEGINNING;
THENCE EAST TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 28 FEET THEREOF;
ALSO, THE NORTH 101.2 FEET OF THE WEST 15 FEET OF THE FOLLOWING DESCRIBE TRACT:

THAT PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE INTERSECTION OF THE EASTERLY MARGIN OF STATE SUNSET HIGHWAY (NEWPORT – ISSAQUAH ROAD) 154 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION; THENCE NORTHWESTERLY ALONG THE EAST LING OF SAID HIGHWAY 88 FEET MORE OR LESS TO THE SOUTH LINE OF THAT PROPERTY CONVEYED TO JACK M. GEOFFREY AND MARY G. GEOFFREY BY DEED RECORDED UNDER KING COUNTY NUMBER 8006090316;
THENCE EAST ALONG THE SOUTH LINE OF SAID LAND CONVEYED TO GEOFFREY 50 FEET TO THE SOUTHEASTERLY CORNER THEREOF;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID GEOFFREY TRACT, AND THE NORTHERLY EXTENSION THEREOF 145 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, 311.5 FEET MORE OR LESS TO A POINT 668.5 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID EAST 668.5 FEET, 132 FEET;
THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGEND

VBF	VERTICAL BOARD FENCE
SRF	SPLIT RAIL FENCE
HWF	HOG WIRE FENCE
P	POWER
OHP	OVERHEAD POWER

NOTES

1. THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. LEGAL DESCRIPTION IS PER THE KING COUNTY ASSESSOR. NO EASEMENTS OR OTHER ENCUMBRANCES WHICH WOULD TYPICALLY SHOW WITHIN SCHEDULE B OF A REPORT HAVE BEEN PLOTTED. THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 17, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2015.
3. PROPERTY AREA = 12,112± SQUARE FEET (0.2780± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

NO. | REVISIONS | DATE

CORE DESIGN
ENGINEERING • PLANNING • SURVEYING
14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

TOPOGRAPHIC SURVEY
540 NEWPORT
WINDSOR CONSTRUCTION CO.
14711 NE 29TH PL, SUITE 202
BELLEVUE, WA 98007

DATE JUNE 18, 2015
DESIGNED
DRAWN RDW
APPROVED

ROBERT D. WEST
PROJECT MANAGER

SHEET 1 OF 1

PROJECT NUMBER
15074